

Napa County

1195 Third Street, Suite 210
Napa, Ca. 94558



Agenda

Wednesday, March 22, 2023

9:00 AM

1195 Third St, Napa, CA 94559

Second Floor

Large Conference Room

Zoning Administrator

How to Watch or Listen to the Napa County Zoning Administrator Meetings

The Napa County Zoning Administrator Meeting will continue to meet the 4th Wednesday of each month when a meeting is scheduled.

The Napa County Zoning Administrator realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Zoning Administrator reserves the right to conduct the meeting without remote access.

Please watch or listen to the Zoning Administrator meeting in one of the following ways:

1. Attend in-person at the location posted on the agenda.
2. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/92615423689>. Make sure the browser is up-to-date.
3. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 926-1542-3689).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to zoningclerk@countyofnapa.org. Emails received will not be read aloud but will still become part of the public record and shared with the Zoning Administrator.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/92615423689>. Make sure the browser is up-to-date. When the Zoning Administrator calls for the item on which you wish to speak, click "raise hand." Please limit your remarks to three minutes.
3. Call the Zoom phone number and enter the webinar ID: 1-669-900-6833 Enter Meeting ID 926-1542-3689. When the Zoning Administrator calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to zoningclerk@countyofnapa.org.

1. **AGENDA REVIEW**
2. **PUBLIC HEARING ITEMS**

- A. Chris Cahill, General Manager/ Napa County Regional Park and Open Space District/ Use Permit Minor Modification Application Request #P21-00246

[23-0433](#)

CEQA Status: Napa County is a Responsible Agency for this project. As the decision-making body for the County on the project, the Zoning Administrator certifies that it has reviewed and considered the information contained in the Negative Declaration adopted by the Board of the Napa County Regional Park and Open Space District and finds that it adequately addresses those effects that are within the scope of the County's jurisdiction as a responsible agency (CEQA Guidelines Sec. 15050 (b)). The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Sec. 65962.5.

Request: Approval of a Minor Modification (P21-00246) to the approved park (Use Permit P10-00155-UP and as previously amended by Use Permit Very Minor Modification P12-00387) to allow the following: expansion of Moore Creek Park to include the operation of an existing 3.9 mile-long natural surface trail connecting Moore Creek Park to the Pacific Union College Demonstration and Experimental Forest and to construct an approximately 1,000 foot re-reroute of a portion of said existing trail on the Land Trust of Napa County's Okin Preserve. The proposed trail would be publicly accessible and allow non-motorized uses including hiking and biking. Moore Creek Park currently encompasses Assessor's Parcel Numbers: 025-060-023, 025-060-025, 025-200-034, and 025-440-010. This proposed park expansion includes portions of Assessor's Parcel Numbers: 025-060-021, 025-060-005, 025-030-017, 025-030-010, 025-030-018, and 025-030-019. The project is located on the west side of Chiles Pope Valley Road approximately 1.5 miles north of its intersection with Sage Canyon Road (State Highway 128) and follows Moore Creek to the Pacific Union College. The project site is within the AW (Agricultural Watershed) zoning district.

Staff Recommendation: Certify that the Zoning Administrator has reviewed and considered the project Negative Declaration and approve the requested Use Permit Minor Modification, as conditioned.

Staff Contact: Matt Ringel, Planner II, (707) 299-1351, or matthew.ringel@countyofnapa.org

Applicant Contact: Chris Cahill, NCRPOSD General Manager, (707) 253-4847, or ccahill@ncrposd.org

Attachments: [A. Previous Conditions of Approval](#)
[B. Recommended Findings](#)
[C. Recommended Conditions of Approval and Final Agency Approval Memo](#)
[D. CEQA Memorandum](#)
[E. Negative Declaration](#)
[F. Minor Modification Application](#)
[G. Graphics](#)
[H. Public Comment](#)
[I. Applicant's Response to Public Comment Additional Public Comment.pdf](#)

3. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 3/15/2023 BY 4PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

JASON HALL (By e-signature)

Jason Hall, Clerk of the Zoning Administrator



Napa County

Board Agenda Letter

Zoning Administrator

Agenda Date: 3/22/2023

File ID #: 23-0433

TO: NAPA COUNTY ZONING ADMINISTRATOR

FROM: Trevor Hawkes for Brian Bordona - Interim Director Planning, Building and Environmental Services

REPORT BY: Matt Ringel, Planner II

SUBJECT: Moore Creek Park Expansion - "Dan's Wild Ride Trail" - Use Permit Minor Modification Application Request #P21-00246

RECOMMENDATION

Chris Cahill, General Manager/ Napa County Regional Park and Open Space District/ Use Permit Minor Modification Application Request #P21-00246

CEQA Status: Napa County is a Responsible Agency for this project. As the decision-making body for the County on the project, the Zoning Administrator certifies that it has reviewed and considered the information contained in the Negative Declaration adopted by the Board of the Napa County Regional Park and Open Space District and finds that it adequately addresses those effects that are within the scope of the County's jurisdiction as a responsible agency (CEQA Guidelines Sec. 15050 (b)). The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Sec. 65962.5.

Request: Approval of a Minor Modification (P21-00246) to the approved park (Use Permit P10-00155-UP and as previously amended by Use Permit Very Minor Modification P12-00387) to allow the following: expansion of Moore Creek Park to include the operation of an existing 3.9 mile-long natural surface trail connecting Moore Creek Park to the Pacific Union College Demonstration and Experimental Forest and to construct an approximately 1,000 foot re-reroute of a portion of said existing trail on the Land Trust of Napa County's Okin Preserve. The proposed trail would be publicly accessible and allow non-motorized uses including hiking and biking. Moore Creek Park currently encompasses Assessor's Parcel Numbers: 025-060-023, 025-060-025, 025-200-034, and 025-440-010. This proposed park expansion includes portions of Assessor's Parcel Numbers: 025-060-021, 025-060-005, 025-030-017, 025-030-010, 025-030-018, and 025-030-019. The project is located on the west side of Chiles Pope Valley Road approximately 1.5 miles north of its intersection with Sage Canyon Road (State Highway 128) and follows Moore Creek to the Pacific Union College. The project site is within the AW (Agricultural Watershed) zoning district.

Staff Recommendation: Certify that the Zoning Administrator has reviewed and considered the project Negative Declaration and approve the requested Use Permit Minor Modification, as conditioned.

Staff Contact: Matt Ringel, Planner II, (707) 299-1351, or matthew.ringel@countyofnapa.org

Applicant Contact: Chris Cahill, NCRPOSD General Manager, (707) 253-4847, or ccahill@ncrposd.org

EXECUTIVE SUMMARY

Proposed Actions:

That the Zoning Administrator:

1. Certifies that it has reviewed and considered the information contained in the Project Negative Declaration adopted by the Napa County Regional Park and Open Space District;
2. Finds that the Negative Declaration adequately addresses those effects that are within the scope of the County's jurisdiction as a responsible agency; and
3. Approves Use Permit Minor Modification No. P21-00246-MOD based on Findings 1-12 of Attachment A and subject to the recommended conditions of approval (Attachment B).

Discussion:

On March 2, 2011, the Planning Commission approved the Moore Creek Park Use Permit (P10-00155-UP). This Use Permit allowed the construction and operation of Moore Creek Park, a public recreational facility including trails for hiking, horseback riding, and mountain biking, a staging area accommodating up to 26 vehicles, and limited environmental camping. The project encompassed 4 parcels, totaling 673 acres.

On December 10, 2012, the Napa County Planning, Building, and Environmental Services Department approved a Very Minor Mod (P12-00387) to modify the Use Permit's previous findings to comply with the requirements of Napa County Code Section 18.104.340(f). The originally approved Use Permit proposed fencing to meet County's Outdoor Recreation findings, which was required to protect adjoining habitats and erosion hazard areas. The modification allowed this finding to be met with the addition of undeveloped buffer

zones to protect these resources.

The applicant is requesting approval of a Minor Modification (P21-00246) to the previously approved Use Permit (P10-00155-UP) and Very Minor Modification (P12-00387-MOD) to allow expansion of Moore Creek Park to include the operation of an existing 3.9 mile-long natural surface trail connecting Moore Creek Park to the Pacific Union College Demonstration and Experimental Forest and to construct an approximately 1,000 foot re-reroute of a portion of said existing trail on the Land Trust of Napa County's Okin Preserve. The Napa County Regional Park and Open Space District obtained a 40-foot-wide easement for the proposed 3.9-mile-long trail. Staff has reviewed the project and determined that the applicant's proposal is consistent with, and an allowed use in, the Agricultural Watershed (AW) zoning district and is consistent with the property's Agriculture, Watershed and Open Space (AWOS) General Plan Designation.

Based on the reasons stated above, staff recommends approval of the project.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Negative Declaration Previously Adopted by Lead Agency. Napa County is a responsible agency for this project. As the decision-making body for the County on the project, the Zoning Administrator's role is to certify that it has reviewed and considered the information contained in the Mitigated Negative Declaration adopted by the Board of the Napa County Regional Park and Open Space District ("NCRPOSD") and find that it adequately addresses those effects that are within the scope of the County's jurisdiction as a responsible agency (CEQA Guidelines Sec. 15050(b)).

The NCRPOSD is acting as lead agency for the greater Moore Creek Park Expansion - "Dan's Wild Ride Trail" project. This is consistent with the State CEQA guidelines Sec. 15051(a), "if the project is carried out by a public agency, then that agency shall be the lead agency" even though the project may be located in another agency's jurisdiction. The Board of the NCRPOSD adopted the project Negative Declaration at their July 11, 2022, meeting. That having been done, the Zoning Administrator's responsibility here is to 1) review and consider the adopted negative declaration (attached as Exhibit E) and 2) find that it adequately addresses the use permit modification request presently before the Zoning Administrator. Having reviewed the adopted document, Planning staff has confidence in its adequacy for the requested Use Permit Minor Modification.

BACKGROUND AND DISCUSSION

Owner/Applicant: Napa County Regional Park and Open Space District (NCRPOSD)

Chris Cahill, NCRPOSD General Manager, (707) 253-4847, or ccahill@ncrposd.org

Zoning: Agricultural Watershed (AW)

General Plan Designation: Agriculture, Watershed and Open Space (AWOS)

Filed: September 20, 2021; Resubmittal Received: June 23, 2022; Deemed Complete: July 23, 2022

Property Area: 673 acres, including Accessor's Parcel Numbers: 025-440-010 (50.58 acres), 025-200-034 (141.72 acres), 025-060-025 (120 acres), and 025-060-023 (360.7 acres). The proposed expansion includes a 40-foot wide easement across portions of Accessor's Parcel Numbers: 025-060-021, 025-060-005, 025-030-017, 025-030-010, 025-030-018, and 025-030-019.

Parking: 38 spaces total, including 1 ADA-accessible space, and 5 oversize horse trailer spaces that can be used as additional parking. Additionally, the proposed trail expansion would connect to the Pacific Union College's existing trail network and have access to the college's existing parking facilities.

Hours of Operation: Sunrise to Sunset, with limited overnight environmental camping located at two designated sites within proximity to the ranch house.

Special Events: Up to 2 NCRPOSD-sponsored invitation-only volunteer special events annually. Events may include overnight stays by park volunteers who are working on park improvement, restoration, or other maintenance projects. Attendance at special events will in no case exceed 125 persons.

Code Compliance History: None

Adjacent General Plan Designation / Zoning / Land Use:

North:

Agriculture, Watershed, and Open Space (AWOS) General Plan designation / Agricultural Watershed (AW) zoning district / Open Space; including the Pacific Union College's 760.69 acre, 85.64 acre, and 246.05 acre parcels with an existing trail network

South:

Agriculture, Watershed, and Open Space (AWOS) General Plan designation / Agricultural Watershed (AW)

zoning district / Open Space and Watershed/Recreation (including the Moore Creek Park - Lake Hennessey Unit's 970 acres under jurisdiction of the City of Napa)

East:

Agriculture, Watershed, and Open Space (AWOS) and Agricultural Resource (AR) General Plan designations / Agricultural Watershed zoning district / Open Space, Vineyards, and Residential

West:

Agriculture, Watershed, and Open Space (AWOS) General Plan designation / Agricultural Watershed (AW) zoning district / Open Space, Watershed/Recreation (including the Las Posadas State Forest's 970 acres), and Residential

Existing Development and History:

A Use Permit (P10-00155-UP) to create, develop, and operate the Napa County Regional Park and Open Space District's Moore Creek Park was approved by the Planning Commission on March 2, 2011. The Use Permit approved the public recreational facility including trails for hiking, horseback riding, mountain biking, a staging area accommodating up to 26 vehicles, and limited environmental camping. The original area of Moore Creek Park was located on 4 parcels totaling 673 acres. This section of the park is referred to as the Moore Creek Park - Moore Creek Unit and is within the jurisdiction of Napa County.

The Moore Creek Park - Lake Hennessey Unit is located south of the Moore Creek Unit and is comprised of approximately 970 acres. This section of the park is within the jurisdiction of the City of Napa. Under Government Code Section 53090 et seq and a 1962 State Attorney General's Opinion (40 Ops. Cal. Atty. Gen. 243), cities are deemed to be exempt from county zoning regulation. As a result, the Moore Creek Park - Lake Hennessey Unit is not a part of the scope of the existing Use Permit and only the Moore Creek Park - Moore Creek Unit is addressed here.

The 673-acre Moore Creek Park - Moore Creek Unit includes two private, approximately 70-year old residences and associated structures. The parcels include hiking, mountain biking, horseback riding, nature observation and study, environmental camping, and other low-impact outdoor recreation and educational activities. The park does not include any motorized recreational uses, unless required or recommended by the ADA or similar disability-access regulations. The existing trail system includes the Moore Creek Trail (3.1 miles), Valentine Vista Trail (3.0 miles), Madrone Trail (1.5 miles), and Dryfoot Trail (0.6).

Discussion Points:

Setting: The proposed Moore Creek Park expansion, otherwise known as “Dan’s Wild Ride Trail”, would be an approximately 3.9 mile-long natural surface trail connecting Moore Creek Park to the Pacific Union College Demonstration and Experimental Forest. The trail project would occur almost entirely on existing single track trails, fire roads, and ranch roads located on otherwise undeveloped lands located in the Moore Creek Canyon. New trail construction would be limited to approximately 1,000 linear feet of new trail, to be constructed on the Land Trust’s Okin Preserve (APN: 025-030-018-000). The proposed new trail section would deter the public from crossing into the Las Posadas State Forest’s boundaries. The Las Posadas State Forest obtained their land from a donation. The original owner of the parcel donated the land with conditions, including that the land cannot be used for recreation. This factor requires a new section of trail to be created in order to keep the trail off the Las Posadas State Forest.

Trail Design: The majority of the proposed trail will be located on existing single track trails, fire roads, and ranch roads. These features are existing; therefore, the majority of the expansion does not include physical development. The only proposed new trail section is an approximately 1,000 linear foot reroute, to be constructed on the Land Trust’s Okin Preserve. This proposed reroute would not require the removal of any trees. The proposed project involves no mechanical grading, only the ground disturbance from hand tool construction. Prior to the start of earth disturbance, the applicant’s qualified biologist will complete a pre-construction survey, flag any instances of narrow-leaved Daisy and/or Green Coyote Mint. The trail shall be constructed to have a minimum of three-foot clearance from any occurrence of Narrow-leaved Daisy and Green Coyote Mint should be avoided where possible, with attention to plant size; large flagged specimens shall be avoided entirely. No trees are proposed to be removed within the scope of this application.

Access: The southern portion of Moore Creek Park - Moore Creek Unit gains access from Chiles-Pope Valley Road, a collector county road. The northern portion of the proposed project gains access from various trails that stem from Pacific Union College’s trail network. The proposed “Dan’s Wild Ride Trail” park expansion project was coordinated with the Pacific Union College and the college’s existing parking lots act as the northern trail section’s access point.

Proposed Uses on New Section of Trail:

Hiking, mountain biking, and nature observation and study are proposed. These uses will be allowed within the Moore Creek Unit except when the park is closed due to high fire hazard, excessively wet trails, or other hazards. Notably, this new proposed section of the trail does not propose horseback riding. The existing trails within the core of Moore Creek Park allow horseback riding, but this use has not been proposed within this new trail section, upon the request of the trail easement’s donors.

Other low-impact outdoor recreation and education activities are allowed. These uses will be allowed within the Moore Creek Unit except when the park is closed due to high fire hazard, excessively wet trails, or other hazards. Open space-based activities that do not disturb the natural character of the area may also be allowed. Examples include non-invasive geocaching or picnicking. Hunting, target shooting, and barbecuing are

specifically disallowed.

Other Notable Features:

The operation of the proposed new trail will be identical to that existing under the Moore Creek Park - Moore Creek Unit's original Use Permit, except that horseback riding is not included within scope of proposed uses within the proposed trail extension. Notable features of the expansion's existing operation are listed below. The operations are identical to the Moore Creek Unit's current operations, except it excludes horseback riding.

Wildfire Hazard - Park activities will be limited as appropriate (up to and including full park closure) as needed during periods of extreme wildfire hazard. Wildfire hazard will be as determined by the County Fire marshal. No open fires will be allowed except when wildfire hazard is low and even then only within facilities approved by the Fire Marshall and consistent with Cal Fire's Fire Wise Standards.

Wet Weather - Trails will be closed as needed during and after rainstorms to prevent soil erosion and damage to trails. Trails will be monitored weekly throughout the first wet season, and as needed thereafter to observe the interaction of trail location, soil type, type and frequency of use and soil moisture level. Appropriate closure protocols for hikers and mountain bikers will be adopted and enforced. The performance standard used to guide the closure protocols will be that there is no trail related sediment flow either directly or indirectly into Lake Hennessey, Chiles Creek, or Moore Creek.

Dogs - No dogs will be allowed in the Moore Creek Unit except: (a) dogs belonging to residence of the Gate House and/or the Ranch House which are either indoors, on leach, or in a fenced area and (b) companion dogs as defined and as required to be permitted by the American with Disabilities Act.

Noise - The public are not permitted to have amplified music at any time. Residence and their guests staying at the two houses on the property will are required to comply with the County of Napa's Exterior Noise Ordinance.

Public Comments:

The subject application is a request for a Minor Modification to a previously approved Use Permit and therefore is processed subject to Napa County Code ("NCC") 18.124.130(B). A Notice of Intent for the Zoning Administrator to approve the project was distributed to neighboring property owners on January 19, 2023. If any member of the public requests a public hearing during the 10-day comment period, then the Zoning Administrator will provide notice in accordance with NCC Section 18.136.040 and conduct a public hearing. One member of the public responded to the public notice and requested that a public hearing be conducted. The member of the public had the below concerns and opinions in part. The complete letter is included as (Attachment H).

“I am concerned specifically with the parking situation, or lack thereof, during summer and fall weekends during the dry season. The issue of the park’s guests parking on unmaintained shoulders south of the park’s entrance will not go away, but only be made worse, by expanding the park’s attractions and attendant visitor load. My chief concern is for the wildfire risk created by guests parking their vehicles within hot tailpipes on tinder-dry overgrowth. Along the road’s west shoulder, between the gravel turnouts, the wild grasses grow tall and the shoulder above the creek is soft at best. There is presently no signage forbidding parking.

My second concern is for the safety of those pedestrians who walk along this road between the park entrance and their vehicles, with the shoulder blocked by other vehicles, forcing them to walk out in the very active roadway, where vehicles travel at high speed around several blind curves to and from Pope Valley.”

Staff Response: The applicant’s operation of the proposed park expansion includes measures to reduce wildfire risks, including the prohibition of smoking and the public’s ability to have open fires. Additionally, the trail shall be closed to public use during periods of extreme wildfire hazards, as determined by the County Fire Marshall, as well as when in the District’s judgement the combination of temperature, humidity, and wind create potentially unsafe situations.

The northern portion of the proposed project gains access from various trails that stem from Pacific Union College’s trail network. The proposed “Dan’s Wild Ride Trail” park expansion project was coordinated with the Pacific Union College and the college’s existing parking lots act as the northern trail section’s access point. Members of the public with the intent to visit this proposed new section of Moore Creek park can now gain access from the Pacific Union College’s parking lots and Moore Creek Park’s existing southern parking lot. This proposed modification will have a less than significant impact to parking.

Chiles Pope Valley Road is a County maintained road. The Napa County Public Works department supports the public making use of the public right of way, unless the public's action is causing unsafe traffic conditions.

Decision Making Options:

As noted in the Executive Summary Section above, staff is recommending approval of Use Permit Minor Modification P21-00246-MOD with Conditions of Approval as described in Option 1 below. Decision making options also include a no project alternative and a continuance option.

Option 1 - Applicant’s Proposal (Staff Recommendation)

Disposition - This option would result in approval of a Use Permit Minor Modification (P21-00246-MOD) for

the proposed park and rural recreation facility's expansion. Staff recommends this option as the request is consistent with the Zoning Ordinance, applicable General Plan policies, and other County regulations.

Action Required - Follow the proposed action listed in the Executive Summary. If Conditions of Approval are to be amended, specify conditions to be amended at the time a motion is made. This option has been analyzed for its environmental impacts, which were found to be less than significant.

Option 2 - Deny Proposed Project

Deposition - In the event that the Zoning Administrator determines that the project does not, or cannot meet the required findings for the granting of the Use Permit Minor Modification, the Zoning Administrator should identify what aspect or aspects of the project are in conflict with the required findings. State Law requires the Zoning Administrator to adopt findings, based on the General Plan and County Code, setting forth why the proposed Use Permit Minor Modification is not being approved. Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence supporting denial of the project.

Action Required - The Zoning Administrator would make a tentative motion to deny the project and remand the matter to staff for preparation of required findings to return to the Zoning Administrator on a specific date.

Option 3 - Continuance Option

The Zoning Administrator may continue an item to a future hearing date at its own discretion.

SUPPORTING DOCUMENTS

- A. Previous Conditions of Approval
- B. Recommended Findings
- C. Recommended Conditions of Approval and Final Agency Approval Memo
- D. CEQA Memorandum
- E. Negative Declaration
- F. Minor Modification Application
- G. Graphics
- H. Public Comment
- I. Applicant's Response to Public Comment

“A”

Previous Project Conditions

Moore Creek Park Expansion – “Dan’s Wild Ride Trail” – Use Permit
Minor Modification P21-00246
Zoning Administrator Hearing Date (March 22, 2023)



A Tradition of Stewardship
A Commitment to Service

Conservation Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
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Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

March 3, 2011

John Woodbury, General Manager
Napa County Regional Park and Open Space District
1195 Third Street, Suite 210
Napa, Calif. 94559

Re: Use Permit Application № P10-00155

Moore Creek Park

2607 and 2613 Chiles Pope Valley Road, St. Helena, Calif., APNs. 025-440-010, 025-200-034, 025-060-025, and 025-060-023

Dear John,

Please be advised that **Use Permit Application № P10-00155** was **APPROVED** by the Napa County Conservation, Development, and Planning Commission (hereinafter "Commission") on March 2, 2011, subject to the attached final conditions of approval, Napa County departmental comments, and all applicable Napa County regulations. In approving the above application, the Commission reaffirmed the mitigated negative declaration adopted by and on file with the Napa County Regional Park and Open Space District.

This permit becomes effective immediately unless an appeal is filed with the Napa County Board of Supervisors consistent with Chapter 2.88 of the Napa County Code, including payment of applicable fees. You have the right to appeal the conditions of approval and you will be notified should an appeal be filed by another. You are hereby further notified that the ninety day period, established by California Government Code §66020(d)(1), in which to protest the imposition of any fees, dedications, reservations, or other exactions which may have been adopted as conditions of approval has commenced.

Pursuant to Napa County Code §18.124.080, the approved use permit must be activated within two years of the approval date, or it will automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration of your permit.

If you have any questions about this letter please feel free to contact me at 707.253.4847 or via email at chris.cahill@countyofnapa.org.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Cahill", with a long horizontal line extending to the right.

Christopher M. Cahill
Planner

Attached: adopted conditions of approval and Departmental requirements
Copied: L. Anderson (Counsel), J. Tuteur (Assessor), J. Jordan (CDPD), FILE

Exhibit B

CONDITIONS OF APPROVAL

Moore Creek Park

Use Permit Application № P10-00155

2607 and 2613 Chiles Pope Valley Road, St. Helena, CA, 94574

Assessor's Parcel Nos. 025-440-010, 025-200-034, 025-060-025, and 025-060-023

1. SCOPE: This approval shall be limited to a use permit to allow:

The Napa County Regional Park and Open Space District-owned Moore Creek parcels to be improved and used as a parks and rural recreation facility, including trails for hiking, horseback riding, and mountain bicycling, staging area accommodating up to 26 vehicles, and limited environmental camping; all as further described in, limited by, and mitigated by the adopted project Mitigated Negative Declaration.

The park shall be designed in substantial conformance with the submitted site plans, elevations drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. To the extent that this approval and/or these conditions may conflict with the project description incorporated into the project Mitigated Negative Declaration, with submitted plans, or with other submitted materials, this approval and these conditions shall supersede and control.

It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, to ensure compliance is achieved. Any expansion or changes in use shall be by the approved Use Permit modification process in accordance with Section 18.124.130 of the Napa County Code.

2. ENVIRONMENTAL PERFORMANCE MEASURES: The project shall comply with each of the following performance measures:

- **Noise.** No noise shall be produced which exceeds the standards set forth in the general plan noise element and Chapter 8.16 of the Napa County Code for adjacent residential uses.
- **Odors.** No obnoxious off-site odors shall be produced.
- **Dust.** Best management practices for dust control shall be utilized and no dust may travel off-site.
- **Nighttime Lighting.** Any exterior lighting shall be shielded and directed downward, shall be located as low to the ground as practicable, shall be the minimum necessary for security, safety, and/or operations, and shall be in keeping with the natural open space character of the site. Where visible, structures shall utilize non-reflective materials to the greatest extent practicable.
- **Aesthetics.** Landscaping and/or fencing shall be required as necessary to reduce adverse visual impacts to the public.
- **Fire.** The use shall result in minimal added fire hazard. The use shall meet all requirements of the applicable fire protection agency for fire prevention and suppression.

Exhibit B

CONDITIONS OF APPROVAL

Moore Creek Park

Use Permit Application No P10-00155

2607 and 2613 Chiles Pope Valley Road, St. Helena, CA, 94574

Assessor's Parcel Nos. 025-440-010, 025-200-034, 025-060-025, and 025-060-023

- **Pests, Including Weeds and Vectors.** The use shall result in minimal added pest hazards. If necessary, appropriate suppression methods shall be provided.
- **Safety.** Facilities shall be designed and the use shall be conducted in a manner that minimizes safety hazards to users, adjacent residents, and adjacent livestock.
- **Erosion.** Facilities shall be designed to produce a minimum of soil erosion, and managed and maintained so as to promptly restore any damage from erosion.

3. ADDITIONAL ENVIRONMENTAL PERFORMANCE MEASURES (CAMPGROUNDS): The project shall comply with each of the following performance measures:

- **Site Density.** The number and density of sites shall maintain the rural character and the environment of both the site and surrounding areas.
- **Occupancy.** Except for authorized caretakers, employees, agents and/or volunteers, the maximum continuous length of occupancy by the same person or vehicle within the campground shall be fourteen days.
- **Recreational Vehicles.** Where recreation vehicles or recreation vehicle facilities are proposed, the size of the allowed recreation vehicles shall be consistent with the rustic natural character of the site.

4. SIGNS:

Prior to installation of any park identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. All signs shall meet the design standards as set forth in Chapter 18.116 of the County Code.

5. GATES/ENTRY STRUCTURES:

Any gate installed at the park entrance shall be reviewed by the Conservation, Development, and Planning Department, the Department of Public Works, and the Napa County Fire Department to assure that it is designed to allow large vehicles, such as motor homes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure, an additional permit shall be required according to the County Code. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed and approved as part of this use permit approval.

Exhibit B

CONDITIONS OF APPROVAL

Moore Creek Park

Use Permit Application No P10-00155

2607 and 2613 Chiles Pope Valley Road, St. Helena, CA, 94574

Assessor's Parcel Nos. 025-440-010, 025-200-034, 025-060-025, and 025-060-023

6. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not necessarily limited to:

- Department of Environmental Management in their memo of February 17, 2011;
- Department of Public Works as stated in their memo of February 10, 2011;
- County Fire Department as stated in their memo of June 23, 2010; and
- Building Division as stated in their memo of February 10, 2011.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

7. GRADING AND SPOILS:

All grading and spoils generated by construction of the project facilities shall be disposed of per Public Works direction. All spoils piles shall be removed prior to occupancy.

8. WELLS:

The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Environmental Management determines that water usage at the park is affecting, or would potentially affect, groundwater supplies or nearby wells. Data requested could include, but would not necessarily be limited to, water extraction volumes and static well levels. If the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the Director of Environmental Management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the Director has provided notice and the opportunity for hearing in compliance with the County Code §13.15.070 (G-K).

Exhibit B

CONDITIONS OF APPROVAL

Moore Creek Park
Use Permit Application № P10-00155
2607 and 2613 Chiles Pope Valley Road, St. Helena, CA, 94574
Assessor's Parcel №s. 025-440-010, 025-200-034, 025-060-025, and 025-060-023

9. 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 during windy periods.

10. 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 Conservation, Development, and Planning Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

11. TRAFFIC:

All road improvements on private property shall be maintained in good working condition subject to the review and approval of the Department of Public Works.

12. STORM WATER CONTROL:

For any construction activity that results in disturbance to more than one acre of total land area, the permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into a watercourse. If any discharge of concentrated surface waters is proposed in the any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

13. MITIGATION MEASURES:

The permittee shall comply with all mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project.

Exhibit B

CONDITIONS OF APPROVAL

**Moore Creek Park
Use Permit Application No P10-00155
2607 and 2613 Chiles Pope Valley Road, St. Helena, CA, 94574
Assessor's Parcel Nos. 025-440-010, 025-200-034, 025-060-025, and 025-060-023**

14. INDEMNIFICATION:

An indemnification agreement was signed and submitted with initial application materials.

15. STREAM SETBACKS:

No new construction or earthmoving activity is hereby approved within established stream setbacks. The NCRPOSD is subject to the requirements of the County's Conservation Regulations to the extent it undertakes earth disturbing activities within the area covered by this use permit.



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Environmental Management

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Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

MEMORANDUM

To:	Napa County Planning Department Chris Cahill, Planner	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	February 17, 2011	Re:	Use Permit Application for Moore Creek Park Located at 2607 Chiles-Pope Valley Road, St. Helena Assessor Parcel # 025-440-010 File P10-00155

The revised application has been reviewed and this department recommends approval with the following conditions of approval:

1. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If your business does not store hazardous materials above threshold planning quantities, submit the Business Activities Page indicating as such.
2. A permit for the proposed composting toilets must be secured from this Department prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
3. Plans for the proposed composting toilets shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria demonstrating the system is able to meet provisions contained in Napa County Sewage Ordinance. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Department.
4. The applicant shall maintain regular monitoring of the composting toilet system as required by this Department. An annual operating permit is required for this system.
5. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

Moore Creek Park
AP# 025-440-010
February 17, 2011

Page 2 of 2

6. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.
7. According to the revised application, water will not be provided to park visitors and the residences located on the property have existing water systems. As proposed, the project is not currently required to be regulated as a small public water system by this Department under California Code of Regulations, Title 22, or Napa County Code. In the future if water is available to park users the water system will be required to obtain a permit and meet all applicable requirements.

cc: John Woodbury, John.Woodbury@countyofnapa.org
Hillary Gitelman, CDPD



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Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Donald G. Ridenhour, P.E.
Director of Public Works

MEMORANDUM

To: Napa County Planning Department and
Conservation Department
Chris Cahill

From: Napa County Public Works
Drew Lander
707-253-4892

Date: February 10th, 2011
Revised from the May 10th, 2010 memo.

Re: P10-00155, Moore Creek Park, 2607
Chiles-Pope Valley Road.
APN 025-440-010, 025-200-034, 025-060-
025 etal.

This application is to allow the operation of a new 673 acre public access park to be operated by the Regional Parks & Open Space District. Use is to include existing residence to be onsite "caretaker's" quarters and occupied 8 months of the year during seasonal use of the park, two (2) environmental camping areas with composting toilets. Day use is proposed in addition to campsite use.

EXISTING CONDITIONS:

1. Existing property entrance is on the West side of Chiles-Pope Valley Road, North of the existing stone bridge over Chiles Creek.
2. Parcel 025-440-010 contains a residential structure which will continue to be occupied. Parcel 025-200-034 contains a residential structure to be utilized as the caretaker's quarters and will contain the lower camp ground. Parcel 025-060-025 is currently undeveloped and will contain the upper campground which accessible by hiking trails and existing ranch road.
3. Access driveway is 20ft wide at the connection with the County road and immediately narrows to 15 ft for approximately 500ft to the proposed parking area.
4. Proposed parking area is currently compacted gravel and varies from 35ft to 50ft in width.
5. Roadway continues to the existing caretaker's residence for approximately 6000ft and varies in width from 12ft to 18ft.
6. Portions of roadway are constrained by slopes in excess of 30% and by the existing Moore Creek.
7. The most recent County traffic counts (2007) were taken North of SR 128 and are 405 ADT.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. No public water use if proposed. The project will not result in any increase in water usage over existing use. No additional review is required.

NEW DRIVEWAY:

2. An Encroachment permit will be required. Encroachment access improvements will be required at the driveway connection to Chiles-Pope Valley Road to improve turning movements into and out of the driveway.
3. The entrance shall be designed to facilitate the entering of vehicles from the County road and shall provide a minimum of 18ft wide road with 2ft of shoulder from the entrance to the proposed public access parking area.
4. No change in traffic is proposed beyond the public parking area. Driveway access to the existing residence which is proposed to be utilized by the property caretaker shall be surfaced with an all weather surface equivalent to 5" of class 2AB rock. Turnouts shall be provided as directed by the County Fire Marshall to facilitate ingress and egress relating to the park use.
5. Other roads not used to access residential structures but vital to park access shall be designed and maintained in a manner consistent with the Handbook for Forest and Ranch Roads (June 1994)

PARKING:

6. The parking proposed by the applicant or required by the Planning Department as a condition of this use permit modification must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).
7. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
8. No vehicles with trailers shall be permitted without the appropriate vehicle turn around area designated to allow for the largest proposed vehicle to safely maneuver.

SITE IMPROVEMENTS:

9. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, parking, and access roads, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office prior to the commencement of any on site land preparation or construction. A plan check fee will apply.
10. Proposed drainage for the development shall be shown on the improvement plans and shall avoid the diversion or concentration of stormwater runoff onto adjacent properties.
11. A left turn lane has been evaluated and is found not be required at this time based on the Average Daily Traffic on Chiles Pope Valley Road and the average daily vehicle trips per day calculated at 30.

OTHER RECOMMENDATIONS:

12. It is recommended that the berm adjacent to the public parking area be re-graded and vegetated to allow for winter inundation of the parking area and to promote sheet flow runoff out of the parking area.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

13. The application as proposed does not trigger Post-Construction stormwater management volume control requirements.
14. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards if applicable.
15. New parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board prior to the issuance of applicable construction permits.

CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS:

16. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
17. Any construction activity that will result in disturbance of greater than one acre of total land area will require the permittee to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction issued by the Regional Water Quality Control Board (SRWQCB).
18. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
19. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
20. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Kevin Berryhill or Drew Lander at 253-4351.



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Department of Public Works

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Donald G. Ridenhour, P.E.
Director of Public Works

GROUNDWATER MEMORANDUM

DATE: February 22, 2011

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer 
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: Moore Creek Park, APN# 025-440-010, 025-200-037, 025-060-023 & 025.
File # P10-00155 UP

The application is for a new open space park located north of Lake Hennessey.

EXISTING CONDITIONS:

1. The parcels are located in the "Hillside" groundwater region.
2. Existing usage for all parcels combined is 1.3 AF/Year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The parcels, totaling 673 acres are located in the hillside groundwater region with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 336.50 AF/Year. The estimated water demand of 1.3 AF/Year is but well below the established threshold for the parcels (individually and combined) and equal to the existing use.

As the projected usage falls below the established threshold for the parcels, the projected usage for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.



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Napa County Fire Department
Fire Marshal's Office
1199 Big Tree Road
St. Helena, CA 94574

pete.munoa@fire.ca.gov

Office: (707) 967-1421
Fax: (707) 967-1474
Cell: (707) 299-7645

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Hillary Gitelman - Director
Conservation, Development and Planning

FROM: Pete Muñoa, Fire Department

DATE: June 23, 2010

SUBJECT: Moore Creek Park – Use Permit
P10-00155

Site Address: 2607 Chiles-Pope Valley Road, St. Helena 94574

The Napa County Fire Marshal staff has reviewed the Use Permit application to allow the use of land for a new open space district park. Based on the information provided within the application document, we recommend that the following items be incorporated as project conditions or mitigation measures if the commission approves the project.

- 1. All use of existing structures shall comply with all applicable standards, regulations, codes and ordinances at time permit issuance.**
2. Fire apparatus access roads shall be provided to within 150 feet of all portions of the structures. Fire apparatus access roads shall have an unobstructed width of not less than 14 feet at the building site and an unobstructed vertical clearance of not less than 13.5 feet.
3. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
4. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.

5. The applicant shall be responsible for maintaining 10 feet of defensible space along each side of the roadway. This defensible space zone shall include the removal of all dead fuel, dry grass mowed to less than four inches in height, the removal or cutting of all brush, the removal of small trees less than 8 inches in diameter and the removal of all ladder fuel on existing trees up to 8 feet in height, within 10 vertical feet of each side of the roadway and vertical clearance of 13'6".
6. A defensible space zone shall be created around all structures. This defensible space zone shall be 100' from all portions of a structure. Flammable vegetation shall be removed and/or modified in the defensible space zone to create a fuel break that will help protect the structures from an encroaching wildland fire and will protect the surrounding wildland areas from a structure fire originating on-site.
7. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street or streets fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 6" in height for the building, contrasting in color with their background and shall be illuminated.
8. An approved access walkway shall be provided to all exterior doors and openings required by either the California Fire Code or the California Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity.
9. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be provided within 75 feet of travel distance from any portion of the facilities and shall be mounted 3 1/2 to 5 feet to the top of the extinguisher.
10. All exit doors shall be operable without the use of a key or any special knowledge or effort.
11. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the California Building Code, section 1004, 2007 edition.
12. A Knox cabinet and all weather housing unit (model #1307 and #1201) will be required to allow emergency vehicle access to the site.
13. The Knox Cabinet shall have one or all of the following items placed in the Knox cabinet, dependent on requirements of this facility:
 - A minimum of 2 master keys to the structure(s) for emergency access.
 - 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
 - Maps of the camping areas.

- Napa County Hazardous Materials Business including all MSDS forms, etc.

14. The use of open fire for the purpose of cooking or warming during declared fire season shall be prohibited.

15. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established rate as adopted by the Napa County Board of Supervisors by resolution.

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1421 to discuss any fire protection issues you may have regarding your project.

Pete Muñoa
Fire Marshal



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Conservation, Development and Planning

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Hillary Gitelman
Director

2-10-11

Building Inspection Department review comments for inclusion with:

Planning Department permit: P10-00155 Use Permit General

Status of Building Department review of this planning entitlement: Approved; awaiting Building Permit submittals

At parcel: 025-440-010
2697 Chiles Pope Valley Road, St Helena, CA

Owner: Napa County Regional Park & Open Space District

Description of permit: Moore Creek Park: Use Permit and Parks and Rural Recreation Findings for a new (roughly 1,580 acre) public park located north of Lake Hennessey. Park is to be owned and operated by the Napa County Regional Park and Open Space District.

Comments:

The Building Department is not reviewing this project for compliance with CA Building Standards at this time; it is only reviewing the proposed Planning entitlement. The Building Department has no issues or concerns with the approval of the Use Permit General; it is a planning entitlement only and doesn't in itself authorize any construction or change in occupancy.

There are a few significant California Building Standards Code issues foreseen at this time based on the information presented:

1. Many issues related to required accessibility are not yet indicated on any drawings submitted. Plans for building permit(s) must be sufficiently detailed to indicate existing and proposed conditions and show compliance with all pertinent code requirements related to accessibility found in CBC Chapter 11B.
2. Based on the limited scope of "construction" items proposed the areas of concern at this time appear to be related to the Staging Area, and at least include: Accessible parking space(s); accessible sanitary facilities; an accessible path of travel from the accessible parking to the accessible sanitary facilities.
3. It is unclear what functions the proposed "Kiosk" provides to the public. If it is something that is sought and used by the public then it will need to be on an accessible path of travel linked to the accessible parking. Based on the location of the Kiosk

shown on Attachment Four in the submittal it may be necessary to provide a second Kiosk, or its functional equivalent, in closer proximity to the accessible parking.

4. The use of toilets that are not connected to a sanitary system (composting toilets are proposed) may not be acceptable. Approval of composting toilets will most likely require as special process by "Alternate Materials and Methods" with the Chief Building Official. This issue really needs to be addressed prior to preparing detailed plans for building permits.
5. Facilities for hand washing at the toilets are not mentioned in the proposal. The California Plumbing Code would seem to require this for a public facility.

These and other issues with California Building Standards Code compliance will be dealt with during the future building permit application review and approval processes.

All plans and documents for commercial projects are required by State Law to be prepared and coordinated under the direction of a California Licensed Architect (Business and Professions Code, Chapter 3, Division 3 & California Building Code, Appendix Chapter 1).

Prior to any future construction work, or change in occupancy, applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapters 10 and 11B. Submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits. Per Building Department policy, please coordinate the drawings so that all items related to accessibility compliance are grouped coherently together on one (or more) sheets

Eric Banvard

Plans & Permit Supervisor
Conservation Development & Planning
Napa County, CA 94559
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Hillary Gitelman
Director

December 10, 2012

Napa County Regional Park and Open Space District
1195 Third Street, 2nd Fl Suite 210
Napa Ca 94558

Re: Moore Creek Park Fencing Plan Amendment; APN 025-440-010, 025-200-034, 025-060-025, & 025-060-023; Very Minor Modification Permit Application No P12-00387

Your application for a Very Minor Modification No P12-00387 to the previous use permit, has been considered by the Planning Building & Environmental Services Director on December 10, 2012. The request is to modify the findings, to comply with the requirements of Napa County Code Section 18.104.340 (f) with fencing or undeveloped buffer zones. No other changes are approved as part of this permit. Please be advised that your request has been **APPROVED** by the Director, and as follows.

The proposed modification is within the scope of the Moore Creek Park Mitigated Negative Declaration (MND). No new environmental impacts that were not assessed by the MND would result from the proposed modification; no substantial changes are proposed that would require major revisions of the MND; no substantial changes would occur with respect to the circumstances under which the project is being undertaken which would require major revisions of the MND; and, there is no new substantial information. Therefore, no additional environmental review is required.

This permit becomes effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You have the right to appeal the conditions of approval and you will be notified should an appeal be filed by another.

Pursuant to Government Code §66020(d)(1), you are hereby further notified that the ninety day period in which to protest the imposition of any fees, dedications, reservations, or other exactions which may have been adopted as conditions of approval has begun.

Pursuant to Napa County Code §18.124.080, the modification must be activated within two (2) years of the approval date, or it will automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your permit.

If you have any questions about this letter please feel free to contact me at 707.299.1334 or via email at suzie.gambill@countyofnapa.org.

Sincerely,

Hillary Gitelman, Director

By Suzie Gardner-Gambill

**REVISED FINDING
MOORE CREEK PARK
VERY MINOR MODIFICATION –FILE #P12-00387-VMOD
(APN 025-440-010-000, 025-200-034, 025-060-023, & 025-060-025)**

1. SCOPE:

Finding number 12 is modified as follows:

New wording is underlined and deleted language is struck through.

Moore Creek Park will provide for appropriate buffer zones and/or fencing for protection of adjoining habitats and erosion hazard areas as defined in Chapter 18.104.340 (f) with either fencing or undeveloped buffer zones as deemed appropriate by the District, ~~New fencing will be installed along the perimeter of the Moore Creek property, as well as along the creek bank in selected locations,~~ to control trespass onto adjacent private properties and to control the timing and location of cattle grazing. To avoid disturbance to wildlife corridors, no chain link or other solid property line fencing is proposed. Where utilized, buffer zones would include park boundary – no trespassing signage at the property line and buffer areas of not less than 50 feet which would be kept clear of any trail or other public-serving park facility. No other changes are approved with this action. All previous condition, findings, and mitigation measures are still applicable except as modified by this action. ~~Security fencing (such as 6ft high chain link), as is often used around vineyards, could limit the movement of wildlife; to avoid this potential impact, the new fencing will be 4 strand wire, which does not cause a significant impediment to the movement of wildlife, which is capable of going over or under such fencing.~~

“B”

Recommended Findings

Moore Creek Park Expansion – “Dan’s Wild Ride Trail” – Use Permit
Minor Modification P21-00246
Zoning Administrator Hearing Date (March 22, 2023)

ZONING ADMINISTRATOR HEARING – March 22, 2023
RECOMMENDED FINDINGS

MOORE CREEK PARK EXPANSION – “DAN’S WILD RIDE TRAIL”
USE PERMIT MINOR MODIFICATION #P21-00246

APNS: 025-060-023, 025-060-025, 025-200-034, 025-440-010, 025-060-021, 025-060-005, 025-030-017, 025-030-010, 025-030-018, and 025-030-019.

USE PERMIT FINDINGS

The Zoning Administrator has reviewed the use permit request in accordance with the requirements of Napa County Code §18.124.070 and makes the following findings:

1. The Zoning Administrator has the power to issue a use permit under the zoning regulations in effect as applied to the Property.

Analysis: The project is consistent with AW (Agricultural Watershed) and AW zoning district regulations. Parks and Rural Recreation Uses and Facilities (N.C.C. § 18.08.428, " ...a place or facility where outdoor recreational uses that are generally unsuitable for urbanized areas are conducted, with structural development limited to customarily accessory structures which are necessary to conduct the outdoor use. Parks and rural recreational uses does not include campgrounds or overnight lodging. Parks and rural recreational uses includes motorized activities only in connection with lakes and rivers, or as required by the Americans with Disabilities Act of 1990, as amended.") and Campgrounds on public land (N.C.C. § 18.18.08.118... "a primary outdoor facility for short-term overnight recreational use, including customary accessory structures and uses, with sleeping accommodations in temporary facilities such as tents, tent cabins, yurts or similar rustic enclosures on platforms, and recreation vehicles pursuant to the standard set forth in Chapter 18.104. A Campground may include permanent facilities with overnight accommodations for caretakers or other employees, agents, or authorized volunteers responsible for maintaining and operating the campground and associated areas: Campground does not include a "hunting club" as defined elsewhere in this chapter.") are allowed within the AW district pursuant to N.C.C. § 18.20.030(A) and subject to the findings and performance measures specified at N.C.C. § 18.104.340 et seq. All required findings can be made and all required performance measures can be met and the project complies with the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code), as applicable.

2. The procedural requirements for a use permit set forth in Chapter 18.124 of the Napa County Code have been met.

Analysis: The use permit application has been filed and noticing and public hearing requirements have been met. The hearing notice was posted on March 10, 2023, and copies of the notice were forwarded to property owners within 1,000 feet of the Property. The Napa County Regional Park and Open Space District (NCRPOSD) is acting as lead agency on this project consistent with State CEQA Guidelines § 15051(a) and adopted the Negative Declaration on July 11, 2022.

3. The grant of a use permit, as conditioned, will not adversely affect the public health, safety, or welfare of the County of Napa.

Analysis: Various County departments have reviewed the project and commented regarding water, access, building permits, and fire protection. Conditions are recommended which will incorporate these comments into the project to assure the ongoing protection of public health and safety.

4. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

Analysis: The project complies with the requirements of the 2009 Omnibus Parks and Open Space Ordinance (Ord. No. 1326, 2009) and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code), all as applicable.

The subject parcel is located on land designated Agriculture, Watershed, and Open Space (AWOS) on the County's adopted General Plan Land Use Map. This project is comprised of a public park with purposes restricted to habitat preservation, open space protection, and public access including passive recreation. The approved use serves to preclude any urbanizing, structural, intensive, or otherwise non-passive recreational uses which might otherwise conflict with the requirements of the Napa County Code and Napa County General Plan.

The proposed Moore Creek Park Use Permit Minor Modification is consistent with and actively implements the following General Plan Recreation and Open Space Policies:

ROS-1: The County encourages the acquisition... and operation of recreational open space and facilities... The County shall coordinate with and support the Napa County Regional Park and Open Space District in implementing this policy.

ROS-11: Increase by 2030 the amount of dedicated open space available... by selective public acquisition from willing landowners of fee title ownership, easements, and/or license agreements over high priority open space lands.

ROS-15: The County, in coordination with and... working through the Napa County Regional Park and Open Space District, shall plan for... and encourage non-commercial recreational development, including both parks and a comprehensive system of trail ... The following recreational opportunities are the County of Napa's priorities... by the Napa County Regional Park and Open Space District:... implement sections of a Napa Valley Crest Trail that provides scenic overlooks and recreational opportunities among the ridge lands surrounding the Napa Valley...

ROS-22: Nature-based recreational opportunities should be provided...

As analyzed at item No 5, below, Moore Creek Park will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level. The project is consistent with General Plan Conservation Policies CON-53 and CON-55, which require that applicants for discretionary land use approvals prove the availability of adequate water supplies which can be appropriated without significant negative impacts on shared groundwater resources. The proposed project does not include any proposed increase in water use.

Napa County's adopted General Plan reinforces the County's long-standing commitment to agricultural preservation, urban centered growth, and resource conservation. On balance, this project is consistent with the General Plan's overall policy framework and with the Plan's specific goals and policies.

5. The proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on the affected groundwater basin.

Analysis: The proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on the affected groundwater basin. The project will not result in any increase in water usage. No water faucets or fountains will be provided to the public and no showers are proposed. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

OUTDOOR RECREATION – FINDINGS The Zoning Administrator has reviewed the use permit request in accordance with the requirements of Napa County Code §18.104.390 and makes the following findings:

6. The use is shown by evidence in the record to be appropriately located.

Analysis: The project would occur in the AW (Agricultural Watershed) zoning district, which allows parks and rural recreational uses with an approved use permit. The proposed Minor Modification to Moore Creek Park will connect the park to Pacific Union College Demonstration and Experimental Forest which will synergistically capacitate passive recreational opportunities across these two neighboring holdings.. The passive recreational uses proposed by the NCRPOSD are appropriate to the proposed park's rural location.

7. There is a demonstrated need for wilderness-style parks within Napa County.

Analysis: Use patterns at existing open space/wilderness parks within the county (for example, Skyline Wilderness Park, Suscol Headwaters Park, and the Oat Hill Mine Trail) indicate that there exists a significant reservoir of local demand for the sorts of passive recreational uses proposed in this application. This Use Permit Minor Modification to expand the trail system of Moore Creek Park will synergistically capacitate passive recreational opportunities across the park and Pacific Union College's Demonstration and Experimental Forest. The proposed trail expansion will be directly connected to the existing holdings of Moore Creek Park, in an area in which public recreation has long been an accepted part of surrounding uses, therefore the potential for conflict with other uses is minimize. The passive recreational uses proposed by the NCRPOSD are appropriate to the proposed park's rural location.

8. The use will not significantly affect the ability to conduct existing agriculture uses on site or nearby.

Analysis: Moore Creek Park's proposed expansion is to be located in a valley and ridgeline, within an area that has previously had minimal history of agricultural activities such as grading. The project will be located away from any existing agriculture uses and is to be primarily on existing fire roads and private trails. The proposed project will include a gate to keep the public off of agricultural land operated within the Las Posadas State Forest.

9. The use does not significantly affect potential agricultural operations on site or nearby.

Analysis: The majority of the proposed Moore Creek Park Trail expansion is an existing private trail or road. The addition of the trail system into Moore Creek Park and the creation of an approximately 1,000

foot section reroute will not significantly affect any potential agricultural operations. The surrounding project site and properties will remain available for agricultural use on an ongoing basis.

10. The use itself will not be adversely affected by adjacent agricultural activities.

Analysis: Most of the property adjacent to Moore Creek Park expansion is open space, used for cattle grazing, and has minimal existing development. These existing use patterns are expected to continue and the proposed project is not expected to have any significant impact thereon. As controlled by the scope of the proposed Use Permit Minor Modification Moore Creek Park's proposed expansion will solely offer passive recreational opportunities. These uses, including hiking, biking, and environmental education which are not significantly affected by adjacent agricultural uses. In fact, many passive recreationalists are attracted by landscape views of grazing cattle.

11. The use is not growth-inducing.

Analysis: The project as proposed would not, in and of itself, induce growth of any kind. This project would not build new housing, establish new businesses, nor would it induce substantial population growth in or near the project site. Because the proposed park will be focused on open space and passive recreational uses it would not include or necessitate any meaningful increase in public services, infrastructure, or facilities. As a primarily non-structural and non-urban-type park use, Moore Creek Park is appropriately located in a rural area of the County. The wildland and passive recreational uses proposed are inconsistent with urban development and, as a result, the project effectively limits future growth in the vicinity.

12. Moore Creek Park will serve local needs.

Analysis: According to the Recreation and Open Space Element of the 2008 General Plan, the County's growing urban population has increased demand for opportunities to recreate in and enjoy the natural open spaces that surround urbanized areas. Moore Creek Park will provide needed new park and open space resources and represents a meaningful step in the direction of meeting the County's General Plan-identified passive outdoor recreational need

“C”

Recommended Conditions of Approval and Final Agency Approval Memos

Moore Creek Park Expansion – “Dan’s Wild Ride Trail” – Use Permit
Minor Modification P21-00246
Zoning Administrator Hearing Date (March 22, 2023)

**ZONING ADMINISTRATOR HEARING MARCH 22, 2023
RECOMMENDED CONDITIONS OF APPROVAL**

Moore Creek Park Minor Modification

P21-00246-VMM

2602 Chiles Pope Valley Road, St. Helena

**APNs: 025-060-021, 025-060-005, 025-030-017, 025-030-010, 025-030-018, 025-030-019,
025-060-023, 025-060-025, 025-200-034, and 025-440-010.**

This Permit encompasses and shall be limited to the project commonly known as **Moore Creek Park (“Dan’s Wild Ride”) Minor Modification**, *located at 2602 Chiles Pope Valley Road*.

Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and, therefore, have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

This Permit encompasses and shall be limited to:

1.1 Approval to modify an existing 673 acre park, previously approved under permits P10-00155, and modification P12-00387, to allow the following:

- 1.1.1 Expansion of Moore Creek Park to include an existing approximately 3.9-mile-long and 40-foot-wide natural surface trail;**
- 1.1.2 Construction of an approximately 1,000 linear foot re-route of new trail on the Land Trust of Napa County’s Okin Preserve; and**
- 1.1.3 Operation of a publicly accessible trail with non-motorized uses including hiking and biking, but not including horseback riding.**

The park shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion of or change in use or alternative locations for fire suppression

or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All Staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the permittee's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the project:

- 4.1 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**
- 4.2 AMPLIFIED MUSIC **[RESERVED]**
- 4.3 TRAFFIC **[RESERVED]**
- 4.4 PARKING **[RESERVED]**
- 4.5 BUILDING DIVISION – USE OR OCCUPANCY CHANGES **[RESERVED]**
- 4.6 FIRE DEPARTMENT – TEMPORARY STRUCTURES **[RESERVED]**
- 4.7 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**

- 4.8 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS **[RESERVED]**

- 4.9 NO TEMPORARY SIGNS
Temporary off-site signage, such as “A-Frame” signs are prohibited.

- 4.10 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated September 15, 2022.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

- 4.11 OPERATIONAL MITIGATION MEASURES **[RESERVED]**
- 4.12 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT **[RESERVED]**
- 4.13 PREVIOUS CONDITIONS **[RESERVED]**

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

- 5.1 PAYMENT OF FEES
No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition environmental, building and/or other applicable permit applications:

- 6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated September 15, 2022.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

Please contact the Building Division with any questions regarding the following:

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the CBC or any State or local amendment adopted thereto
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and or site improvements must comply with the CBC accessibility requirements, as well as, American with Disabilities Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL **[RESERVED]**

6.4 LANDSCAPING – PLAN SUBMITTAL **[RESERVED]**

6.5 COLORS **[RESERVED]**

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES **[RESERVED]**

6.7 MECHANICAL EQUIPMENT **[RESERVED]**

6.8 ENCLOSURES **[RESERVED]**

6.9 ADDRESSING **[RESERVED]**

- 6.10 HISTORIC RESOURCES **[RESERVED]**
- 6.11 DEMOLITION ACTIVITIES **[RESERVED]**
- 6.12 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**
- 6.13 PERMIT PREREQUISITE MITIGATION MEASURES **[RESERVED]**
- 6.14 PARCEL CHANGE REQUIREMENTS
- 6.15 FINAL MAPS **[RESERVED]**
- 6.16 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS **[RESERVED]**

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENT

Please contact Engineering Services with any questions regarding the following:

- a. **GRADING & SPOILS**
All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.
- 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.
- 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 tracked 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 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/perpfaq_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

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.

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 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 only shall occur daily between the hours of 8:00 AM to 5:00 PM.

7.4 CONSTRUCTION MITIGATION MEASURES **[RESERVED]**

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL **[RESERVED]**

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence:

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any project identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval is not required if the signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATE/ENTRY STRUCTURES **[RESERVED]**

9.4 LANDSCAPING **[RESERVED]**

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

All spoils piles shall be removed in accordance with the approved grading permit and/or building permit.

- 9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL
CERTIFICATE OF OCCUPANCY **[RESERVED]**
- 9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL
CERTIFICATE OF OCCUPANCY **[RESERVED]**



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A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To: Matt Ringel, Planning	From: Daniel Hornett, Engineering
Date: September 15, 2022	Re: P21-00246 Napa County Regional Park and Open Space – Dan's Wild Ride APN: 025-060-021

The Engineering Division has reviewed the use permit application P21-00246 for the new trails located on assessor's parcels 025-060-005, 025-030-010, 025,030,005, 025-030-018, 025-030-019, and 025-060-021. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

EXISTING CONDITIONS

1. The Existing Parcel is in a Sensitive Domestic Water Supply Area

RECOMMENDED APPROVAL CONDITIONS:

1. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 & Chapter 18.108.027 of the Napa County Code, and Appendix J of the California Building Code.
2. Trails shall be storm proofed and maintained to limit erosion and sediment or pollutant discharge.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Daniel Hornett from Napa County Planning, Building, and Environmental Services Department, Engineering Division, at (707)299-1358 or by email at Daniel.Hornett@countyofnapa.org

“D”

CEQA Memorandum

Moore Creek Park Expansion – “Dan’s Wild Ride Trail” – Use Permit
Minor Modification P21-00246
Zoning Administrator Hearing Date (March 22, 2023)



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1195 Third Street, Suite 210
Napa, CA 94559
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Main: (707) 253-4417
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Brian Bordona
Interim Director

To:	Zoning Administrator	From:	Matt Ringel, Project Planner
Date:	March 22, 2023	Re:	P21-00246 – Moore Creek Park Expansion “Dan’s Wild Ride Trail” – Use Permit Minor Modification CEQA Memo for Napa County as a Responsible Agency 2602 Chiles Pope Valley Rd., St. Helena Assessor Parcel Numbers: 025-060-023, 025-060-025, 025-200-034, 025-440-010, 025-060-021, 025-060-005, 025-030-017, 025-030-010, 025-030-018, and 025-030-019

CEQA Analysis

The Napa County Planning Division has received a request for a Use Permit Minor Modification, #P21-00246 to expand the trail system of Moore Creek Park. The project site is located across six parcels within the AW (Agricultural Watershed) zoning district.

The modification would allow the following: expansion of Moore Creek Park to include the operation of an existing 3.9-mile-long natural surface trail connecting Moore Creek Park to the Pacific Union College Demonstration and Experimental Forest and to construct an approximately 1,000 foot reroute of a portion of said existing trail on the Land Trust of Napa County’s Okin Preserve. The proposed trail would be publicly accessible and allow non-motorized uses including hiking and biking, but not allow horseback riding.

Section 903 of the *Napa County’s Local Procedures for Implementing the California Environmental Quality Act* establishes a procedure for approving a project when the County of Napa is acting as a Responsible Agency.

Napa County is a responsible agency for this project. On July 11, 2022, The Napa County Regional Park and Open Space District Board, acting as the Lead Agency under the California Environmental Quality Act (CEQA), adopted a Negative Declaration for the proposed project. The Napa County Zoning Administrator certifies that it has reviewed and considered the environmental effects of the project and finds that it adequately addresses those effects that are within the scope of the County’s jurisdiction as a responsible agency (CEQA Guidelines Sec. 15050(b)). The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Sec. 65962.5.

Staff has reviewed the Negative Declaration adopted by the Napa County Regional Park and Open Space District Board and concurs with their finding that the proposed project could not have a significant effect on the environment. Based on the proposed project as described above, the Moore Creek Park expansion application request meets the criteria for eligibility under Section 903 of *Napa County's Local Procedures for Implementing the California Environmental Quality Act*.

“E”

Negative Declaration

Moore Creek Park Expansion – “Dan’s Wild Ride Trail” – Use Permit
Minor Modification P21-00246
Zoning Administrator Hearing Date (March 22, 2023)

NAPA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT

1195 3rd Street, Second Floor
Napa, Calif. 94559
www.napaoutdoors.org

Notice of Intent to Adopt a Negative Declaration

June 16, 2022

1. **Project Title:** Dan's Wild Ride Trail
2. **Property Owner:** Napa County Regional Park and Open Space District
3. **Contact person, phone number and email:** Kyra Purvis, Park and Open Space Planner, (707) 299-1788, kpurvis@ncrposd.org
4. **Project location and APN:** The proposed Negative Declaration covers a 3.9-mile-long by +/- 40-foot-wide trail corridor centered on an existing natural surface trail held variously under easement and license by the Napa County Regional Park and Open Space District over underlying parcels owned by Bundy (APN 025-060-021), Phinney (APNs 025-060-005, 025-030-017, and 025-030-010), and the Land Trust of Napa County (APNs 025-030-018 and 025-030-019). County Zoning: Agricultural Watershed (AW).
5. **Project Sponsor's Name and Address:** Napa County Regional Park and Open Space District, 1195 Third Street, Second Floor, Napa, Calif. 94559
6. **General Plan Designation:** The project location is designated as Agricultural Watershed/Open Space in the County of Napa General Plan.
7. **Zoning:** The project location is designated as Agricultural Watershed (AW) in the County of Napa Zoning Code.
8. **Project Description:** Adoption of a Park Plan by the Napa County Regional Park and Open Space District and application to and adoption of a Use Permit Minor Modification to Use Permit P10-00155 (Moore Creek Park) as previously amended by Use Permit Very Minor Modification P12-00387 by the County of Napa, to allow an existing natural surface trail connecting Moore Creek Park to the Pacific Union College Demonstration and Experimental Forest to be operated as a publicly-accessible trail and to become a part of Moore Creek Park and to construct an approximately 1,000 foot re-route of a portion of said existing trail on the Land Trust of Napa County's Okin Preserve. The proposed trail would allow non-motorized uses including hiking and biking but would not allow horseback riding at the request of easement donors.

PRELIMINARY DETERMINATION:

The General Manager of the Napa County Regional Park and Open Space District has tentatively determined that the following project would not have a significant effect on the environment and the District intends to adopt a **negative declaration**. Documentation supporting this determination can be viewed at <https://napaoutdoors.org/dans-wild-ride-trail-ceqa-negative-declaration/> and is available for inspection by appointment at the offices of the Napa County Regional Park and Open Space District, Hall of Justice, 1125 Third St., Second Floor, Napa, CA 94559.

16-Jun-22
DATE:


BY: Chris Cahill, General Manager

WRITTEN COMMENT PERIOD: Written comments may be submitted through July 10, 2022

Please send written comments to the attention of Kyra Purvis, Napa County Regional Park and Open Space District, at 1195 Third St., Second Floor, Napa, Calif. 94559, or via e-mail to kpurvis@ncrposd.org. The Board of Directors of the Napa County Regional Park

and Open Space District will consider adoption of this Negative Declaration at a public hearing subsequent to the close of the written comment period. A public hearing for the Use Permit Modification and associated County approvals on this project will be held, as and if required, by the County of Napa thereafter. Oral and written comments may also be submitted at the time of these hearings. You may confirm the date and time of Napa County Regional Park and Open Space District hearing by calling (707) 299-1335. Please contact the Napa County Department of Planning, Building and Environmental Services for information on any County of Napa proceedings.

NAPA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT

1195 3rd Street, Suite 210
Napa, Calif. 94559
www.napaoutdoors.org

Initial Study Checklist

1. **Project Title:** Dan's Wild Ride Trail
2. **Property Owner:** Napa County Regional Park and Open Space District
3. **Contact person, phone number and email:** Kyra Purvis, Park and Open Space Planner, (707) 299-1788, kpurvis@ncrposd.org
4. **Project location and APN:** The proposed Negative Declaration covers a 3.9-mile-long by +/- 40-foot-wide trail corridor centered on an existing natural surface trail as well as a 1,000 linear foot addition held variously under easement and license by the Napa County Regional Park and Open Space District over underlying parcels owned by Bundy (APN 025-060-021), Phinney (APNs 025-060-005, 025-030-017, and 025-030-010), and the Land Trust of Napa County (APNs 025-030-018 and 025-030-019). County Zoning: Agricultural Watershed (AW).
5. **Project Sponsor's Name and Address:** Napa County Regional Park and Open Space District, 1195 Third Street, Second Floor, Napa, Calif. 94559
6. **General Plan Designation:** The project location is designated as Agricultural Watershed/Open Space in the County of Napa General Plan.
7. **Current Zoning:** The project location is designated as Agricultural Watershed (AW) in the County of Napa Zoning Code.
8. **Project Description:** Adoption of a Park Plan by the Napa County Regional Park and Open Space District and application to and adoption of a Use Permit Minor Modification to Use Permit P10-00155 (Moore Creek Park) as previously amended by Use Permit Very Minor Modification P12-00387 by the County of Napa, to allow an existing natural surface trail connecting Moore Creek Park to the Pacific Union College Demonstration and Experimental Forest to be operated as a publicly-accessible trail and to become a part of Moore Creek Park and to construct an approximately 1,000 foot re-route of a portion of said existing trail on the Land Trust of Napa County's Okin Preserve. The proposed trail would allow non-motorized uses including hiking and biking but would not allow horseback riding at the request of easement donors.

Environmental Setting and Surrounding Land Uses

The proposed Dan's Wild Ride public trail project would occur almost entirely on existing single track trails, fire roads, and ranch roads located on otherwise undeveloped lands located in the Moore Creek canyon between the Pacific Union College forest in Angwin and the existing northern boundary of the Napa County Regional Park and Open Space District's Moore Creek Park. New trail construction would be limited to approximately 1,000 linear feet of new trail, to be constructed on the Land Trust's Okin Preserve (APN 025-030-018). The area has historically been used for limited cattle grazing, limited illicit marijuana production, and open space uses such as hunting and nature appreciation. The subject trail corridor is characterized by a dirt or graveled surface trail surrounded by an otherwise largely undisturbed natural landscape of coniferous forest, oak woodland, chaparral scrub, and a riparian zone centered on the channel of Moore Creek.

The land directly adjacent to the proposed public trail to the east and west is undeveloped and owned either by private parties or by the Land Trust of Napa County. The Land Trust property, known as the Okin Preserve, is protected in perpetuity to preserve a unique confluence of vegetative habitat zones, including Douglas Fir forest,

serpentine chaparral, and mixed hardwood forest. The 796-acre Las Posadas State Demonstration Forest is located to the west of the proposed trail, 1,643-acre Moore Creek Park and its 20+ miles of trails (of which the proposed trail would become part) is located to the south, and the more than 850-acre Pacific Union College Experimental Forest and its 35 miles of trails is to the north.

The Project is quite remote and not easily accessible by car, but parking lots are located at Moore Creek Park off Chiles-Pope Valley Road and at the Pacific Union College forest off Las Posadas Road in Angwin.

9. **Other agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement).
County of Napa (Use Permit Minor Modification)

Responsible (R) and Trustee (T) Agencies:

Other Agencies/Organizations Contacted:

10. **California Native American tribal consultation:** *Have 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 resources, procedures regarding confidentiality, etc.? No tribes have requested consultation.*

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, other sources of information listed in the file, the comments received, conversations with knowledgeable individuals, the preparer's personal knowledge of the area, and where necessary visits to the site and surrounding areas. 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.



BY: Chris Cahill
General Manager
Napa County Regional Park and Open Space District

16-Jun-22
Date

Detailed Project Description

Dan's Wild Ride Trail and Moore Creek Park

Adoption of a Park Plan to allow an existing 3.9-mile natural surface trail connecting Moore Creek Park to the Pacific Union College Demonstration and Experimental Forest to be operated as a publicly-accessible trail and to become a part of Moore Creek Park and to construct an approximately 1,000 foot re-route of a portion of said existing trail on the Land Trust of Napa County's Okin Preserve (specific parcel- APN 025-030-018). The proposed trail would allow non-motorized uses including hiking and biking but would not allow horseback riding at the request of easement donors. Public access to the trail would be via the Moore Creek Park and Pacific Union College forest trail networks with alternate permissive administrative and public safety access from the Land Trust's Okin Preserve (off Chiles Pope Valley Road) and the Las Posadas State Forest (off Las Posadas Road). Proposed uses, facilities, and other notable features of the project are summarized below:

Proposed Uses

- **Hiking.** Allowed except when the park is closed due to high fire hazard, excessively wet trails, or other hazards (see discussion in "Other Notable Features" section regarding park closure policy).
- **Mountain biking.** Allowed except when park is closed due to high fire hazard, excessively wet trails, or other hazards (see discussion in "Other Notable Features" section regarding park closure policy).
- **Horseback riding.** Not allowed as a result of the requirements of one or more easement donors.
- **Nature observation and study.** Allowed year-round, except when necessary to restrict use due to high fire hazard, excessively wet trails, or other hazards (see discussion in "Other Notable Features" section regarding park closure policy).
- **No Motorized Recreation.** Except as required or recommended by state and federal disability access laws and regulations, no motorized recreation will be permitted, and the public will not be permitted to drive motor vehicles on the trail.
- **Other low-impact outdoor recreation and education.** Open space-based activities that do not disturb the natural character of the area, such as bird watching and nature appreciation, but not including public hunting (hunting and trapping for management purposes by the District and its agents would be allowed), target shooting, or barbecuing, may be allowed.

Other Notable Features

- **Low Impact.** Every aspect of the operation of the trail will be designed to be low impact in terms of resource and energy consumption and generation of pollutants. There will be no motorized recreation within the park.
- **Wildfire hazard.** Park activities will be limited as appropriate, up to and including full park closure, as needed during periods of extreme wildfire hazard, as determined by the County Fire Marshall or additionally whenever in the District's judgment the combination of forecasted temperature, humidity, and wind suggest extreme wildfire hazard. No open fires will be allowed.
- **Wet weather.** Trails will be closed as needed during and after rainstorms to prevent soil erosion and damage to trails. Appropriate closure protocols for hikers, mountain bicyclists, and equestrians will be adopted and enforced. The performance standard used to guide the closure protocols will be that there is no trail-related sediment flow either directly or indirectly into local creeks.

- **Other Hazards.** Trails will be partially or fully closed, and the park may be completely closed to the public as needed to avoid conflict with District property maintenance activities, or as needed to avoid any other public safety hazard or to protect water quality or other natural resources.
- **Hunting and shooting.** No sport hunting or target shooting will be allowed.
- **Fencing and gates.** So as not to break up an important wildlife movement corridor, no new fencing is proposed. Gates will be the minimum necessary to provide for public safety and limit trespass onto neighboring agricultural properties or for resource protection.

Environmental Commitments and Best Management Practices

The project incorporates the following features to enhance environmental protections during construction and operation in order to ensure minimal impacts:

Biological Resources Protections:

- No sport hunting shall be allowed. Hunting or trapping on the property would be limited to wildlife management activities by the District, its agents, and/or wildlife agencies having jurisdiction over the relevant resource.
- The presence of bears and mountain lions shall be regarded as natural and desirable, and depredation permits for problem animals shall only be sought as a last resort, and only if there is a clearly demonstrated and immediate need to protect public safety and where other methods of risk minimization, avoidance, and public education cannot be relied upon.
- Jake Ruygt, or another qualified botanist, will complete a pre-construction inspection of the Okin Preserve trail re-route and shall flag any instances of Narrow-leaved Daisy and/or Green Coyote Mint as follows: Narrow-leaved daisy shall be flagged and avoided entirely by building the trail a minimum of three feet away from any flagged occurrence. Green Coyote Mint should be avoided where possible, with attention to plant size; large flagged specimens shall be avoided entirely.

Safety Features:

- Public motor vehicle use shall be prohibited, except as required or recommended by the Americans with Disabilities Act and related federal and state regulations.
- Power tools shall only be used by properly trained and equipped staff and volunteers.
- Smoking shall be prohibited.
- The trail shall be closed to public use during periods of extreme wildfire hazard, as determined by the County Fire Marshall, as well as when in the District's judgment the combination of temperature, humidity, and wind create a potentially unsafe situation.
- The public shall not be permitted to have open fires.

Water Quality Protections:

- Trails will be closed as needed during and after rainstorms to prevent soil erosion and damage to trails. Appropriate closure protocols for hikers, mountain bicyclists, and equestrians will be adopted and enforced. The performance standard used to guide the closure protocols will be that there is no trail-related sediment flow either directly or indirectly into local creeks.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a.-d. The proposed public trail largely already exists as a series of ranch roads, fire roads, and single track trails. New construction resulting from this project would be limited to 1,000 feet of new trail on the Okin Preserve, trail signage, and the addition of one gate. No physical changes to the property are proposed which would be visible from any public road or other public access point or from the handful of existing residences which have views of the property. No mature trees will be removed by the project and no new lighting is proposed.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a.-e. The project area is not classified as farmland that is Prime, Unique, or of Statewide importance. The property is designated Agricultural Watershed/Open Space by the Napa County General Plan. The property has historically seen very occasional grazing and illicit marijuana cultivation, but has not otherwise been used agriculturally. The County General Plan indicates that public recreation is permitted in areas designated Agricultural Watershed/Open Space, and that public recreation and agriculture can be compatible uses. The riparian corridors on the property qualify as forest land as defined by the Public Resources Code; however, there is no conflict or impact because forest land is defined in the code section as being compatible with recreation, water quality, and other public benefits. The proposed Use Permit would thus not cause any change in the forest land status of the property. The project site is not zoned as a Timberland Production Zone.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-b. The amount of dust generated by trail users post-construction is expected to be too minor, infrequent, and localized to be significant based on the standards and examples provided in the BAAQMD Guidelines.
- c. According to the BAAQMD Guidelines, sensitive receptors within 1,000 feet of a proposed activity need to be considered relative to air pollutants for which the region is in non-attainment. The region is a non-attainment basin for particulates. No sensitive receptors exist within 1,000 feet of the project area and new grading proposed as a component of this project will be minimal and limited to hand tools. No public vehicular traffic will be allowed. Thus, sensitive receptors will not be exposed to a significant level of particulates.
- d. The project is not expected to generate any new odors or other emissions. There are no impacts.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a.-d. The proposed public trail largely already exists as a series of ranch roads, fire roads, and single track trails and already sees some level of permissive recreational use. New construction resulting from this project would be limited to the construction of a +/- 1,000 linear foot realignment of the trail on the Okin Preserve, trail signage, and the addition of a gate on an existing road to keep users on-trail. The County's natural resources databases indicate that four special status plant species are potentially located in the vicinity of the trail: Jepson's leptosiphon (*Leptosiphon jepsonii*), Sharsmith's western flax (*Hesperolinon sharsmithiae*), narrow-anthered brodiaea (*Brodiaea leptandra*), and green jewelflower (*Streptanthus hesperidis*). Because no new grading is proposed and any signage or gates installed would be in the disturbed area on and along existing roads and single tracks, there will be no impact on special status plants from the conversion of the existing trail to public use.

With regard to the +/- 1,000 linear foot realignment of the Dan's Wild Ride trail on the Okin Preserve, the Land Trust of Napa County contracted with Jake Ruygt of Napa Botanical Surveys to survey the location and review the proposed trail (alignment flagged in the field) for impacts to native plants. The Ruygt survey, dated March, 2022 is attached as an exhibit to this Negative Declaration. It finds no significant impacts to the two special status species identified in the area, Narrow-leaved Daisy and Green Coyote Mint, with the following environmental commitment, which has been incorporated into the project:

Jake Ruygt, or another qualified botanist, will complete a pre-construction inspection of the Okin Preserve trail re-route and shall flag any instances of Narrow-leaved Daisy and/or Green Coyote Mint as follows: Narrow-leaved daisy shall be flagged and avoided entirely by building the trail a minimum of three feet away from any flagged occurrence. Green Coyote Mint should be avoided where possible, with attention to plant size; large flagged specimens shall be avoided entirely.

Townsend's big-eared bat (*Corynorhinus townsendii*) has also been identified in the project area. "Townsend's big-eared bat occurs across much of the western United States, Canada, and Mexico, with isolated populations in the central and eastern United States. *Corynorhinus townsendii* roosts primarily in caves and mines as well as deep rock crevices, buildings, and bridges. Loss of roosts and other habitat reduction puts these bats at risk of substantial reduction in numbers and range." (Anderson, Light, Takano, and Morrison. 2018. Population structure of the Townsend's big-eared bat (*Corynorhinus townsendii townsendii*) in California. *Journal of Mammalogy*, Volume 99, Issue 3). Because the proposed public trail makes use of existing roads and single tracks, no grading will result from this project and impacts to Townsend's big-eared bat roosting sites and/or foraging areas are not foreseeable. The existing trail is used permissively by the public, so while some additional non-motorized public use is foreseeable once Dan's Wild Ride is officially open, the trail is quite remote and the proposed project is unlikely to result in an increase in recreational intensity that would negatively impact roosting bats.

No construction is proposed in riparian habitat, in a sensitive natural community, or in protected wetlands. As noted above, no new fencing is proposed and gates will be the absolute minimum necessary to direct users and keep them on the developed trail. This project will not impede wildlife movement or wildlife corridors.

Impacts to special status species will be less than significant.

- e. There will be minimal development as a result of the project. No trees are anticipated to be removed as a result of the project. The project would not conflict with any local policy or ordinance protecting biological resources or any tree preservation policy or ordinance.
- f. The project will not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan, because no such plans have been adopted that include the project area.

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

Discussion:

- a.-c. The proposed public trail largely makes use of existing roads and single tracks. There are no known historical, archaeological, or cultural resources or human remains within the areas that will be affected by the project. No deep ripping, trenching, or extensive excavation of the type required for foundations, footings, or similar features is included in the project. Impacts to cultural resources are not foreseeable.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in a 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 type="checkbox"/>	<input checked="" 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. – b. This is a trail improvement project which primarily involves opening an existing trail to non-motorized public use. The project could not conceivably conflict with any renewable energy or energy efficiency plans. There are no impacts associated with energy resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. GEOLOGY and SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. No mechanized grading or construction of improvements at any significant scale is proposed as part of this project. It will not expose people to potential substantial adverse effects associated with faults, liquefaction, or landslides.
- b. The existing trail was constructed by previous owners using modern trail design standards, largely equivalent to the standards and best management practices adopted by the District in its Moore Creek Trail Construction Standards, as amended. These design standards limit erosion and include generally keeping trail slopes less than 9 percent, outslowing the trail tread and installing reverse grades as needed to prevent changes in natural water flows and concentration of water along the trail rather than across it, and by using native rock to stabilize the soil when needed where trails cross seasonal gullies.
- c. New grading proposed as a component of this project will be limited to approximately 1,000 linear feet of realigned trail, which will be constructed largely with hand tools. Impacts related to on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse are not foreseeable.

- d. None of the project area contains highly expansive soils. Furthermore, no structures are proposed as part of this project and expansive soils pose little risk to trails. Therefore, there would be no impacts associated with expansive soils.
- e. No septic tanks or alternative wastewater disposal systems are needed or proposed at the project site. Therefore, there would be no impact with regard to soils supporting septic tanks or alternative wastewater disposal systems.
- f. The proposed public trail makes use of existing roads and single tracks. There are no known paleontological or geologic features or resources within the areas that will be affected by the project. No deep ripping, trenching, or extensive excavation of the type required for foundations, footings, or similar features is included in the project. Impacts are not foreseeable.

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

Discussion:

- a-b. Greenhouse gasses will be generated by the extremely limited construction activities associated with the installation of trail signs and one gate and by some increment of additional users driving to and using the trailhead parking lots at Moore Creek Park and the PUC Forest. The BAAQMD Guidelines provide a screening threshold of 1,100 metric tons of carbon dioxide-equivalents per year, which is roughly equivalent to a 60-unit residential subdivision. Standard trip generation models used by traffic engineers project that a 60-unit residential subdivision will generate more than 600 vehicle trips per day. Assuming a likely maximum of no more than 15 additional park visitor trips on peak weekend days (15 vehicles represents, for instance, roughly 25% of the parking capacity available at Moore Creek Park), greenhouse gas emissions would still be only 5 percent of the Air District-prescribed threshold. Additionally, motorized recreation of any kind is prohibited on the trail, except as is necessary to comply with the ADA. The project does not conflict with any county-adopted or other applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures 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. No hazardous materials are expected to be used, with the possible exception of minor amount of gasoline and oil for running chainsaws and like maintenance equipment. Because of the small amounts that may occasionally be used, no significant impact is expected.
- c. There is no school within or near the project area. The closest school is over 6 miles from the project area.
- d. No part of the project is on any list of hazardous materials sites. The project area has historically been used as open space, which would not produce any historical hazardous materials such as buried tanks.
- e. The closest public airport to the project site is Angwin's Virgil O. Parrett Field, located approximately 1.4 miles to the northwest of the nearest point of the proposed trail. The proposed trail is not located in an Airport Compatibility Zone. Outdoor recreation, including multiuse trails, does not result in people living or working in airport areas. The project will not result in any safety hazard.

- f. The project will not affect the implementation of or interfere with any emergency response plan.
- g. According to CalFire, the project is located in areas which are subject to very high, high, and moderate risk of wildland fires (on a scale of low, moderate, high, and very high). The project is not expected to create a significant increased risk of wildland fire for the following reasons:
- The general public will not be allowed to drive cars, trucks, motor cycles, ATV's, or other motorized recreational equipment on the trail.
 - Only trained staff or volunteers will use motorized maintenance equipment, and its use will be limited to low-fire hazard periods.
 - The public will not be permitted to smoke while in the park or on the trail.
 - Park activities will be limited as appropriate, up to and including full park closure, as needed during periods of extreme wildfire hazard, as determined by the County Fire Marshall and additionally whenever in the District's judgment the combination of forecasted temperature, humidity, and wind suggest extreme wildfire hazard.
 - No open fires will be allowed anywhere on the trail.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water 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 type="checkbox"/>	<input checked="" 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, in a manner 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 type="checkbox"/>	<input checked="" 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

- a. Impacts to water quality could potentially occur from increased erosion and resulting sediment flows into Moore Creek from trail maintenance and from wildland fire. The District's Moore Creek Trail Construction Standards contain up-to-date standards for designing and maintaining trails; the proposed newly-public trail will be operated consistent with those guidelines, thereby reducing erosion potential and sedimentation. Wildland fire is discussed in Section VII.8. As such, potential impacts to water quality will be less than significant.
- b. The project will not result in any increase in water usage. No new water use or extraction is proposed.
- c. The proposed public trail largely makes use of existing roads and single tracks. There will be no impacts to drainage patterns or streams. The project will not increase impervious surface, and therefore stormwater runoff will not increase.
- d. The project location is such that it is not subject to any reasonably conceivable seiche or tsunami, and the soils are not conducive to mudflows.
- e. The project will not result in any increase in water usage. No new water use or extraction is proposed. There are no impacts to a water quality control plan or sustainable groundwater management plan.

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

Discussion:

- a. The project will not divide any established community.

- b. The project does not conflict with any applicable land use plan, policy or regulation of any agency with jurisdiction over the project. The project is consistent with and helps implement many policies in the County General Plan that call for expanded nature-based public recreational opportunities.

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

Discussion:

- a.-b. The closest State-mapped mineral resource is the Syar Industries aggregate quarry, which is located adjacent to Skyline Wilderness Park near the City of Napa and many miles to the south of this project. No other resources are known in the vicinity, resulting in no impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a.-b. Currently the only noises present at the site are natural sounds made by animals and flowing water, and occasional distant engine noises from aircraft overhead. Park users will therefore not be exposed to excessive

amounts of noise. Regular trail use will result in a very minor increase in ambient noise levels due to human voices. However, any such noise will be well within the limits of what the Napa County Exterior Noise Ordinance considers reasonable. There should be no new or additional vibration or ground-borne noise.

- c. As noted in Section VIII, Hazardous Materials, the project is not within an airport compatibility zone identified in the County's Airport Compatibility Plan (Napa County Airport Land Use Compatibility Plan, and Napa County GIS zoning layer) but is located within 2 miles of Parrett Field. Outdoor recreation, including multiuse trails, is an allowed use within airport compatibility zones, where they exist, and this project will not result in any safety hazard. No one will be residing on or near the trail, and any work done in this portion of the park will be intermittent and short in duration. Therefore, the project will result in no impact related to airfields or airstrips.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. POPULATION and HOUSING. Would the project:				
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 type="checkbox"/>	<input checked="" 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. This project will not build new housing, establish new businesses, or induce substantial population growth in or near the project site. It will not change the projections and cumulative impacts related to population and housing balance that were identified in the County of Napa 2008 General Plan EIR.
- b. The proposed project will not result in the loss of any existing housing units and will not necessitate the construction of replacement housing elsewhere.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. Based on our experience managing Moore Creek Park, which is the adjacent open space used by hikers, mountain bikers, and equestrians, and thus comparable to the proposed project, the project will result in occasional new emergency calls for ambulance, police, or fire services. However, recreation users of wilderness areas are informed of and accept a certain amount of risk, and do not expect and are not provided with the level of public services and response times that are considered standard within urban areas. No new ambulance, fire, or police facilities, staffing, or equipment will be required as a result of the project. Most of the trails proposed by the project are accessible by ATV's. If needed, emergency service helicopters can land at several locations near the project area. No impacts to schools, parks, or other public facilities are foreseeable.

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

Discussion:

- a.-b. The project increases the supply of outdoor recreation opportunities. It will not increase the physical deterioration of any existing facility, nor require the construction or expansion of other recreational facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION/TRAFFIC. Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and/or conflict with General Plan Policy CIR-38, which seeks to maintain an adequate Level of Service (LOS) at signalized and unsignalized intersections, or reduce the effectiveness of existing transit services or pedestrian/bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with or be inconsistent with CEQA Guidelines §15064.3(b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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. The transition to VMT is required of lead agencies beginning July 1, 2020. As a result, the updated Circulation Element of the Napa County General Plan includes policies that reflect this new regulatory framework for transportation impact assessment, along with a draft threshold of significance that is based on reduction of VMT compared to the unmitigated project rather than the regional average VMT (Policies CIR-7 through CIR-9). Staff believes this alternative approach to determining the significance of a project's transportation impacts would be better suited to Napa County's rural context, while still supporting the efforts of the County to achieve the greenhouse gas emissions goals of its pending Climate Action Plan. The reduction in VMT and, correspondingly, GHG emissions from the transportation sector, is also necessary for Napa County, the region, and the state to achieve long-term, statewide mandates targeted toward reducing GHG emissions. Such mandates include, but are not limited to Executive Order S-3-05 which sets a general statewide GHG emissions reduction target of 80 percent below 1990 levels by 2050, and Executive Order B-16-12, which sets this same GHG emissions reduction target, specifically for the transportation sector.

Napa County is currently in the process of establishing a threshold for minimum vehicle miles traveled (VMT) for various land uses. The park or trail project category does not fall neatly into traditional land use categories and is a hybrid land use combining VMT characteristics of transportation projects and small development uses. Until minimum VMT thresholds are established by the County for park and open space projects, guidance may be taken from by the California Governor's Office of Planning and Research, Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018. The Advisory indicates that the VMT metric supports three statutory goals: "the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and diversity of land uses." The Advisory goes on to state that "achieving 15 percent lower per employee (office) VMT than existing development is both generally achievable and is supported by evidence that

connects this level of reduction to the State’s emissions goals.” With regard to the proposed project, the Technical Advisory provides “screening thresholds” for small projects as follows:

“Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than-significant transportation impact.”

As noted at **Greenhouse Gas Emissions**, above, the project is unlikely to result in a net increase of more than 15 average daily trips (15 vehicles represents fully 25% of the total parking capacity available at Moore Creek Park), a number which is well below the 110 trip small development standard. The project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

The project does not conflict with any applicable congestion management program or other standards adopted by the Napa County Transportation Planning Agency.

- b. The project does not conflict with any existing policies or plans and would have minimal impact on existing facilities
- d. The proposed trail is located miles from any public road and will not increase hazards due to a design feature or incompatible uses.
- e. Within the Moore Creek Unit, an all-weather dirt access road connects Chiles and Pope Valley Road to the existing gate house and ranch house. To ensure that this does not become blocked in an emergency, the section between the public road and the staging area has been improved to meet County standards, and the public will not be allowed to drive north of the staging area. North of the ranch house an existing dirt road continues to the northern end of the property. While this segment of the road is not passable by standard vehicles, it can be traveled by high clearance four-wheel drive and all-terrain vehicles. An ATV can also negotiate an existing dirt road which connects the canyon road just south of the ranch house with the top of the knoll to east of the ranch house and to the private properties to the east of the Moore Creek Unit. Access to the approximate middle of the Dan’s Wild Ride Trail is available for emergency vehicles from either Las Posadas State Forest or the Land Trust’s Okin Preserve driveway, which runs down to Chiles Pope Valley Road. Thus, emergency access for purposes of rescuing an injured user on the Moore Creek property is as good as or better than is typical for a wilderness park.
- f. There was a brief moment in time during the middle of the coronavirus pandemic shutdown when Moore Creek Park was seeing 3x or even 4x its traditional level of visitation. During that period the Moore Creek parking lot was sometimes filled to overflowing. Since the Spring of 2021 visitation has dropped to perhaps 2x traditional levels and in that situation the parking lots are broadly adequate. Pacific Union College has also recently improved a parking lot on their property off of Las Posadas Road in Angwin which will absorb some of the additional parking demand that may be created by the subject project. Impacts related to inadequate parking are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a-b. As noted elsewhere in this document, the proposed project involves no mechanized grading and only minimal ground disturbing from hand tool trail construction along the Okin Preserve 1,000' reroute. There is no structural development on or near the project area. The project will not cause a substantial adverse change in the significance of a tribal cultural resource. As such, no resources listed or eligible for the California Register of Historical Resources (CRHR) are present and impacts to archaeological resources as a result of the proposed project are considered to be less than significant. Furthermore, no resources that may be significant pursuant to Public Resources Code Section 5024.1(c) have been identified or are anticipated onsite.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.-c. No new water use or wastewater generation would conceivably result from this project.
- d.-e. The project is intended to be a zero waste facility to the greatest practical extent, and the public will be advised to pack out what they pack in. Any new recycling or trash containers resulting from the project would be limited.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire severity zones, would the project:				
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.-d. As noted in the project description, park activities will be limited as appropriate, up to and including full park closure, as needed during periods of extreme wildfire hazard, as determined by the County Fire Marshall or additionally whenever in the District's judgment the combination of forecasted temperature, humidity, and wind suggest extreme wildfire hazard. No open fires will be allowed. As analyzed here and at **Hazards and Hazardous Materials**, above, impacts related to wildfire will be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input 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"/>

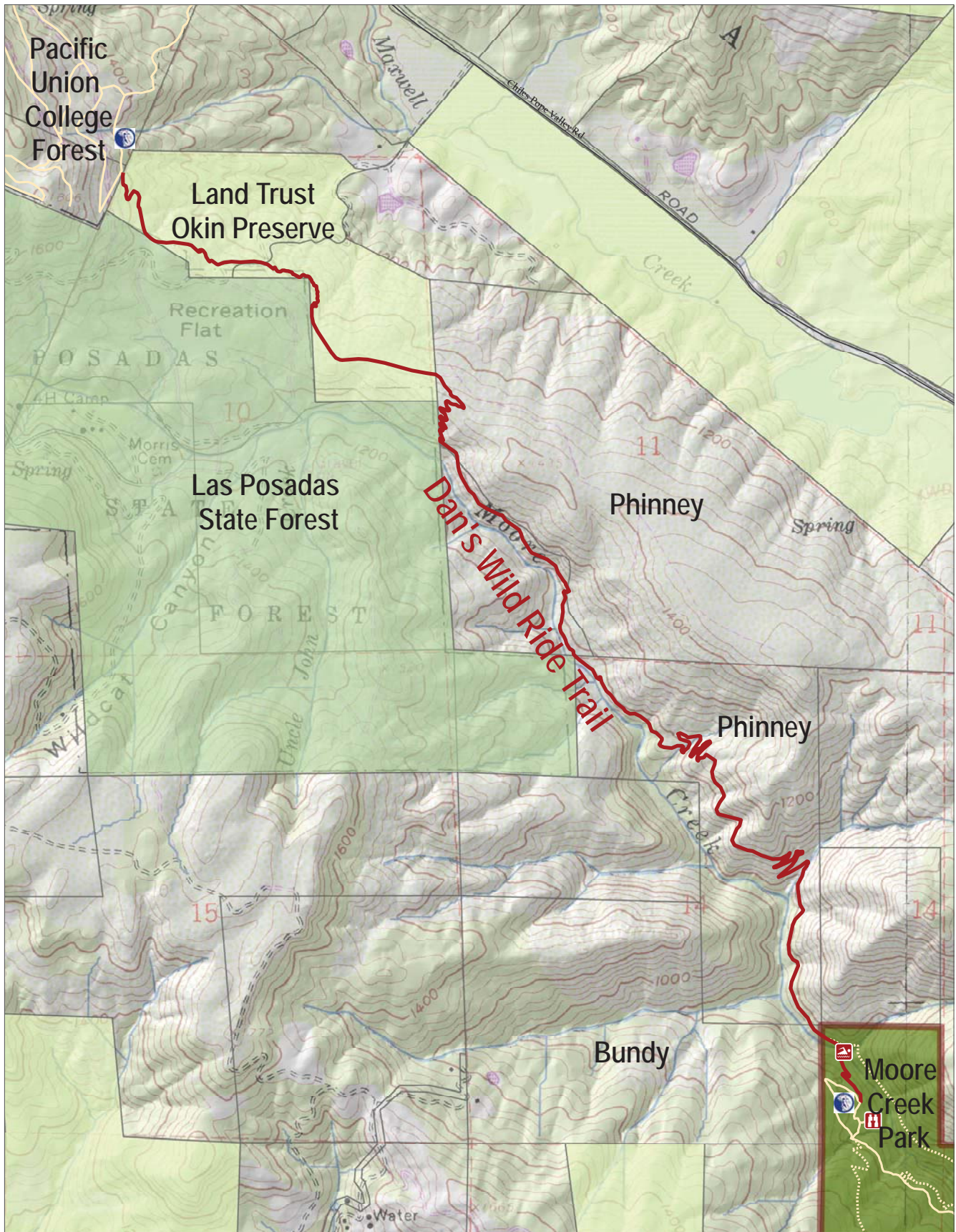
Discussion:

- a. As designed, the project will have a less than significant adverse impact on wildlife resources, and in many ways will actually improve wildlife habitat by protecting the trail corridor from future private development. The project will not result in a significant loss of native trees, native vegetation, or important examples of California's history or pre-history. In addition, because the trail will be publicly managed, with only light, nature-based recreational usage, significant natural plant and animal communities will be protected.
- b. The proposed project does not have impacts that are individually limited but cumulatively considerable.
- c. There are no environmental effects caused by this project that would result in substantial adverse effects on human beings, whether directly or indirectly. No significant hazardous conditions resulting from this project have been identified. The project would not have any environmental effects that would result in significant impacts.

Attachments

1. Dan's Wild Ride location map
2. Okin Preserve trail re-route detail
3. Napa Botanical Survey Services March 2002 focused rare plant survey

Napa Open Space District



0 0.25 0.5 1 Miles



NAPA COUNTY REGIONAL PARK & OPEN SPACE DISTRICT

Dan's Wild Ride Trail Moore Creek Park

Legend

Park Features

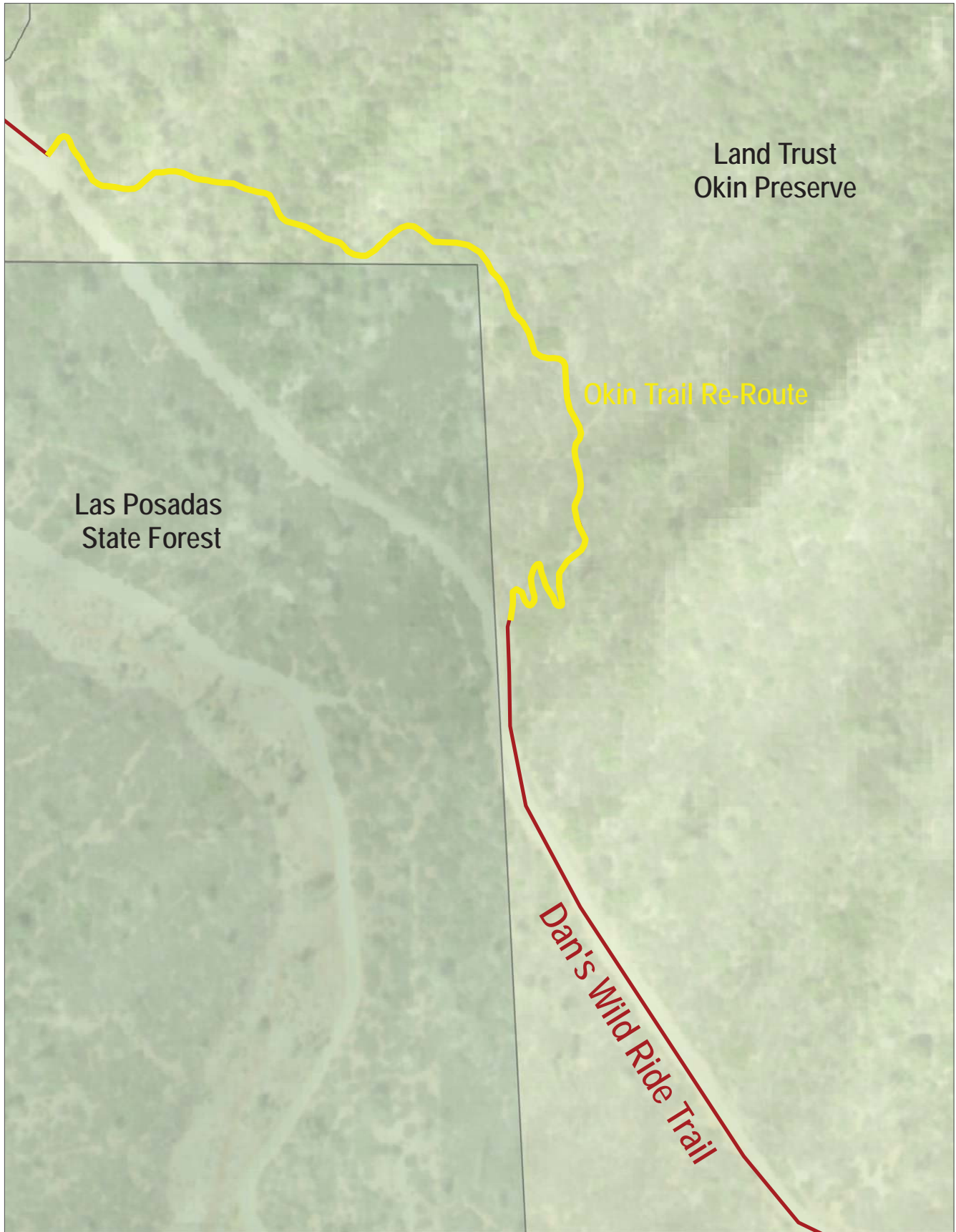
- Parking
- Restroom
- View
- Swimming Hole
- Stock Pond
- Water Trough

Trails and Boundaries

- Residence
- Park Boundary
- Private Property
- Existing Trail
- Proposed Trail
- Bay Area Ridge Trail









Napa Open Space District






Legend

Park Features

-  Parking
-  Restroom
-  View
-  Swimming Hole
-  Stock Pond
-  Water Trough

Trails and Boundaries

-  Residence
-  Proposed Re-Route
-  Dan's Wild Ride



Napa Botanical

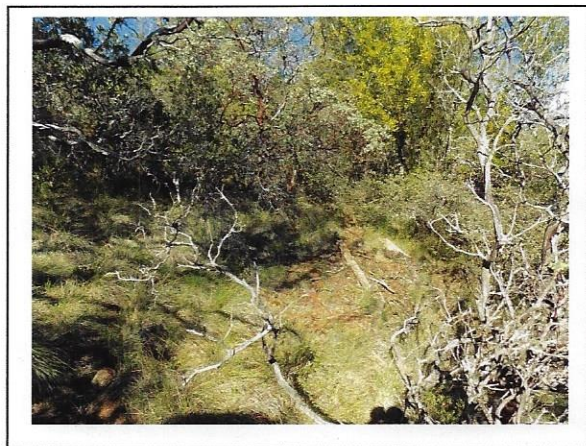
SURVEY SERVICES

Okin (Bicycle) Trail Modification

On March 7, 2022, *Napa Botanical Survey Services* conducted a focused rare plant survey on a modified segment of a proposed bicycle trail. The trail route, designed for a private bicycle group (Redwood Empire Mountain Bike Alliance) was walked with guidance from Lena Pollastro, Land Programs Manager for the Land Trust of Napa County. The existing trail route passes through Las Posadas State Forest property according to California Department of Forestry personnel. The state forest prohibits use for recreational purposes (Agreement between the State of California and the Blake Family who donated the property in 1928 states “for study and research work in forestry, botany and kindred subjects and experimentation in tree propagation and not for recreational purposes...”.). The new trail route diverges from an existing jeep road where trespass may occur, and roughly parallels it approximately 20-30 ft. down slope thereby avoiding possible trespass. It returns to the jeep road beyond the point of potential trespass.

The composition of vegetation along the modified trail segment is governed by the serpentine substrate and the rapidly drained rocky soil. Many of the plant species that inhabit serpentine are capable of tolerating low calcium/high magnesium soils that often also possess levels of nickel, chromium and arsenic toxic to species that do not grow on serpentine. The isolation effect of serpentine edaphic “islands” in California vegetation has led to the evolution of numerous serpentine endemic plants. Many of these carry special status.

The predominant vegetation type along the proposed trail modification is *Xeric Serpentine Chaparral*, co-dominated by Whiteleaf manzanita (*Arctostaphylos viscida*) and Leather oak (*Quercus durata*) with Foothill Pine (*Pinus sabiniana*) providing a moderately dense over story and California fescue (*Festuca californica*) patchy in the herbaceous understory. A small portion of the new alignment appears to occur on volcanic substrate. The vegetation in this portion of the alignment is dominated by Douglas Fir (*Pseudotsuga menziesii*) with California Bay (*Umbellularia californica*), with Common Manzanita (*A. manzanita*) and Toyon (*Heteromeles arbutifolia*) being important associates. The vegetation is dense over most of the route and exposed parent rock is conspicuous. The following list includes special status species recorded on the Okin property during 2015 surveys by NBSS and the focus of the survey:



Xeric Serpentine Chaparral



Mixed Conifer-Shrub stand

Scientific Name	Common Name	Habitat	Status
<i>Amorpha californica</i> var. <i>napensis</i>	Napa false indigo	forest; shade	1B.2
<i>Brodiaea leptandra</i>	narrow-anthered California brodiaea	chaparral, woodland forest	1B.2
<i>Calamagrostis ophitidis</i>	serpentine reed grass	chaparral; serpentine	4.3
<i>Collomia diversifolia</i>	serpentine collomia	chaparral; serpentine	4.3
<i>Erigeron greenei</i> *	narrow-leaved daisy	rock outcrops	1B.2
<i>Hesperolinon bicarpellatum</i>	Napa western flax	chaparral; serpentine, volcanic	1B.1
<i>Monardella viridis</i>	green coyote mint	chap., woodland, forest	4.3
<i>Streptanthus hesperidis</i>	Green jewelflower	chaparral; serpentine	1B.2
<i>Triteleia lugens</i>	Dark-mouthed triteleia	Chaparral, forest; all substrates	4.3

*This species was not recorded in 2015 but considered to have a high probability of occurrence

Results

Two special status species were observed during the survey:

--Narrow-leaved Daisy (*Erigeron greenei*) – This perennial herb forms small clumps with several stems arising from a woody taproot. It generally grows among large rocks or in cracks on monoliths. It was encountered in a vegetative state along the trail corridor at N38°33'49.9"/W122°24'00.3". This species is recognized as Rare and Endangered by the California Native Plant Society (CNPS 1B.2) and is endemic to Napa, Lake, and Sonoma Counties.

--Green Coyote Mint (*Monardella viridis*) - This sub-shrub is branched at the base and generally bears numerous slender herbaceous or woody stems that are 8-16 inches tall. It has been observed in several vegetation types, preferring forest and chaparral communities. In Napa County it is widespread, growing on serpentine, volcanic and sedimentary soils. It is less common and limited in distribution in Lake, Solano and Sonoma Counties (CNPS 4.3). This species occur broadly at this location with few-stemmed plants observed along much of the alignment. The most notable locations are at: N38°33'49.0"/W122°23'58.1 and N38°33'47.6"/ W122°23'57.6

Recommendations

The above described special status species can be avoided or mitigated from construction impacts by utilizing preconstruction flagging. Narrow-leaved Daisy should be avoided entirely by flagging and constructing the trail a minimum of three feet from the occurrence. Green Coyote Mint may be more difficult to avoid entirely because it is locally numerous but best efforts of avoidance with attention to plant size would be adequate to prevent significant impacts.

Jake Ruygt



Napa Botanical Survey Services, March 2022

“F”

Use Permit Minor Modification Application Packet

Moore Creek Park Expansion – “Dan’s Wild Ride Trail” – Use Permit
Minor Modification P21-00246
Zoning Administrator Hearing Date (March 22, 2023)

NAPA COUNTY

Planning, Building and Environmental Services



A Tradition of Stewardship
A Commitment to Service

USE PERMIT MINOR MODIFICATION APPLICATION
NON-RESIDENTIAL & RESIDENTIAL USES

Before you file an application...

Before you submit your application materials, and generally as early in the process as possible, you may want to schedule a Pre-Application Review Meeting (or Pre-App) with a member of the Planning Department Staff.

Pre-Application Meetings

Pre-application meetings are an opportunity to meet with staff from all Divisions and receive valuable feedback on your project. In particular, staff can identify the type of application and related permits that may be necessary, permit processing steps and timelines, and pertinent information and technical studies that will be required to submit a complete application.

To schedule a pre-application meeting, please complete the pre-application meeting form and submit with payment to the Planning Division at 1195 Third Street, Suite 210, Napa, CA 94559.

Contents

<input checked="" type="checkbox"/>	General Application Form
<input type="checkbox"/>	Use Permit Minor Modification Procedures
<input type="checkbox"/>	Use Permit Minor Modification Checklist of Required Application Materials
<input type="checkbox"/>	Signed Indemnification Form
<input type="checkbox"/>	Voluntary Best Management Practices Checklist for Development Projects Form
<input type="checkbox"/>	Adjoining Property Owner List Requirements



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A Commitment to Service

Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
Main: (707) 253-4417
Fax: (707) 253-4336

PLANNING APPLICATION FORM

Applicant Information

Applicant Contact

Name: Napa County Regional Park and Open Space District
Mailing Address: 1195 Third Street, Second Floor
City: Napa State: CA Zip: 94559
Phone: 707-253-4847
E-Mail Address: ccahill@ncrposd.org

Property Owner Contact

Name: Napa County Regional Park and Open Space District
Mailing Address: 1195 Third Street, Second Floor
City: Napa State: CA Zip: 94559
Phone: 707-253-4847
E-Mail Address: ccahill@ncrposd.org

Agent Contact

Name: Chris Cahill, General Manager, NCRPOSD
Mailing Address: 1195 Third Street, Second Floor
City: Napa State: CA Zip: 94559
Phone: 707-253-4847
E-Mail Address: ccahill@ncrposd.org

Other Representative Contact

☐ Engineer ☐ Architect ☐ Agent

Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone: _____
E-Mail Address: _____

Property Information

Project Name: Dan's Wild Ride Trail Addition to Moore Creek Park (Use Permit P10-00155, Very Minor Modification P12-00387)
Project Address: No address
Assessor's Parcel Number(s): DWR: 025-060-021, -060-005, -030-017, -030-010, -030-018, -030-019; MCP: -060-023, -060-025, -200-034, -440-010
Size of site (acreage and/or square footage): +/-3.9 mile trail addition to the existing +/-20 mile Moore Creek Park trail system.
General Plan Designation: AWOS Zoning: AW

Application Type¹

File No(s)

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
Erosion Control Plan: <input type="checkbox"/> Track I <input type="checkbox"/> Track II <input type="checkbox"/> Admin Viewshed <input type="checkbox"/> Fence Entry Structure Permit <input type="checkbox"/> Land Division/Mergers <input type="checkbox"/> Site Plan Approval/Modification <input type="checkbox"/> Winery Administrative Permit <input type="checkbox"/> Other Very Minor Modification <input type="checkbox"/> Addressing <input type="checkbox"/> Signs Temporary Event: <input type="checkbox"/> 51-400 <input type="checkbox"/> 401+ <input type="checkbox"/> Late Application Submittal <input type="checkbox"/> Application Entitled to Fee Waiver <input type="checkbox"/> Other: _____	Major Modification: <input type="checkbox"/> Winery <input type="checkbox"/> Other Use Permit: <input type="checkbox"/> Winery <input type="checkbox"/> Other <input type="checkbox"/> Viewshed <input type="checkbox"/> AG Preserve Contract <input type="checkbox"/> Development Agreement <input type="checkbox"/> Airport Land Use Consistency Determination <input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Map/Text Amendment <input type="checkbox"/> Road Exception <input type="checkbox"/> Con. Reg. Exception <input type="checkbox"/> Other: _____	<input type="checkbox"/> Certificate of Legal Non Conformity <input checked="" type="checkbox"/> Other Minor Modification <input type="checkbox"/> Road Exception <input type="checkbox"/> Small Winery Exemption <input type="checkbox"/> Winery Minor Modification <input type="checkbox"/> Variance <input type="checkbox"/> Viewshed <input type="checkbox"/> Other: _____ Misc. Services <input type="checkbox"/> Use Determination <input type="checkbox"/> Status Determination <input checked="" type="checkbox"/> Other: <u>Fee Waiver</u>

¹: Include corresponding submittal requirements for each application type.

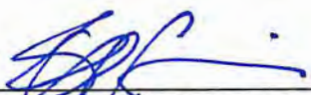
Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by the Board of Supervisor's current Fee Resolution including the establishment of an hourly fee application agreement and initial deposit. Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.


If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

 1-SEP-21
Property Owner's Signature and Date

Property Owner's Signature and Date

Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

 1-SEP-21
Applicant's Signature and Date

Application Fees	
Date Received: _____	Deposit Amount \$
Received by: _____	Flat Fee Due \$
Receipt No. _____	Total \$
File No. _____	Check No

MINOR MODIFICATION PROCEDURES NON-RESIDENTIAL AND RESIDENTIAL USES ONLY

TITLE 18 ZONING

CHAPTER 18.10 ZONING ADMINISTRATOR

Sections:

18.10.010 General powers and duties.

18.10.020 Duties—Specific subjects.

The zoning administrator shall hear and decide all applications for the following unless, in the zoning administrator's sole discretion, the zoning administrator determines that the matter (1) is of a size, importance, or unique nature such that it is judged not to be a routine matter; (2) involves potentially significant environmental impacts; or (3) is such that the public interest would be furthered by having a particular application heard and decided by the planning commission:

- A. Permits and modifications thereof for the following:
 - 13. Modifications of use permits under subsection (E) of Section 18.124.130;
- M. Minor modifications to use permits as described in subsection (B) of Section 18.124.130 and modifications to winery use permits as described in subsections (C)(1) through (C)(7) of Section 18.124.130, after making the findings required by Section 18.124.130;

CHAPTER 18.124 USE PERMITS

Section:

18.124.130 Use permit modifications—Procedure—Categories.

- A. Except as otherwise provided in subsections (B), (C) and (D) of this section, modifications to an approved use permit shall be processed in the same manner and in compliance with the procedures set forth herein for use permits and appeals, including notice and the payment of applicable permit application fees.
- B. Upon receipt of a written request from the holder of a use permit, other than a winery use permit which shall be processed as set forth in subsection (C) below, the zoning administrator may approve minor non-controversial modifications to approved use permits after giving notice of intent to approve or deny, but without

a public hearing in regard to project design or permit conditions which do not affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation measure for the project. Consistent with the foregoing, the zoning administrator may approve changes in location and/or size of approved structures or portions thereof, provided that, the zoning administrator shall not consider or approve a minor modification if the result of the approval of the requested minor modification would result in any structure or the aggregate of all approved structures being increased more than twenty-five percent in size or one story in height based on the size allowed under the approved use permit. Equipment enclosures whose permanent installation outdoors was approved by use permit are not subject to this size limitation.

1. Notice of intent to approve or deny, for purposes of this subsection, shall include a general explanation of the matter to be considered, a general description, in text or by diagram, of the location of the subject real property, and a statement that the zoning administrator intends to approve or deny the requested modification on a certain date not less than ten calendar days after the date of mailing of the notice unless a member of the public requests a public hearing prior to that date.
 2. Notice of intent, for purposes of this subsection, shall be mailed or delivered as follows:
 - a. To the owner of the subject real property or the owner's duly authorized agent and to the project applicant if the project applicant is neither the owner of the property nor the owner's duly authorized agent; and
 - b. To all owners of real property, including businesses, corporations or other public or private entities, as shown on the latest equalized assessment roll within one thousand (1000) feet of the real property that is the subject of the proposed zoning change. In lieu of utilizing the assessment roll, the records of the county assessor or tax collector which contain more recent information than the assessment roll may be used.
 3. If any member of the public requests a public hearing during the comment period, then the zoning administrator will provide public notice in accordance with Section 18.136.040 and conduct a public hearing.
- E. Upon receipt of a written request from the holder of a use permit relating to a property subject to the Napa Valley Business Park Specific Plan, including winery use permits, the zoning administrator may approve any modification to approved use permits after giving notice and holding a public hearing pursuant to subsection (B) above.

- G. Any modification to a use permit that exceeds the thresholds listed above in this section will be considered a major modification subject to consideration and a decision by the Planning Commission.

California Environmental Quality Act (CEQA) Review:

Depending on the site-specific circumstances associated with a particular project, the project under this Minor Modification Procedure will be subject to CEQA, however, could be treated as exempt under Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B: Additional Categorically Exempt Projects in Napa County – Class 1: Existing Facilities [State CEQA Guidelines Section 15301] #3. Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130(B) and (F) of the County Code. This section does not apply to modifications to winery use permits.

Checklist of Required Application Materials

Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.

- ☒ **General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.
- ☐ **Application Fee:**
 - Use Permit/Major Modification (All Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.
 - Small Winery Exemption (Winery Uses):** Total fees are based on actual time and materials and flat fees. A deposit in the amount of \$5,000. Check made payable to County of Napa.
 - Minor Modification (Winery Uses):** Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials over 3 hours for Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
 - Administrative Permit (Winery Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$1,500. Check made payable to County of Napa.
 - Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
 - Very Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
- ☒ **Read and Sign the Hourly Fee Agreement**
- ☒ **Detailed Project Description:** The Project Description should address all of the applicable items listed below:
 1. Existing site conditions and uses.
 2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
 3. Days of the week and hours of operation.
 4. Maximum number of employees per shift and hours of shifts.
 5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
 6. What is your water supply? How/where is liquid/solid waste disposed?
- ☒ **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**
Submit three (3) 24" X 36" and one 11" x 17" copies of plans consistent with information contained in the *Building Division – Design Information - Sample Site Plan Handout*: <https://www.countyofnapa.org/1890/Building-Documents>.
- ☐ **To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**
Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:
 1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
 2. Use of each area within each structure/building.
 3. Location of emergency exists.
- ☐ **To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**
Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:
 1. All relevant dimensions.
 2. Exterior materials.
 3. Exterior colors.
 4. Existing grade.
 5. Finished grade.
 6. Finished floor level.
 7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.

→ N/A NEGATIVE DECLARATION ADOPTED BY LEAD AGENCY (NCRPOSD BOARD) ON SEP. 13, 2021. ATTACHED.

☐ **Technical Information and Reports**

The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
2. Traffic Study consistent with Traffic Impact Study Preparation Requirements. Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study.
3. Archeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)
4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
5. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)
6. Water Availability/Groundwater Study (consistent with the WAA Guidance Document adopted by the Board 5/12/2015). Please refer to the following link: <https://www.countyofnapa.org/876/Water-Availability-Analysis>.
7. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

Tree canopy coverage:

Tree canopy cover (1993): _____ acres

Tree canopy cover to be removed: _____ acres _____ %

Tree canopy cover to be retained: _____ acres _____ %

Understory (i.e. brush, shrubs, grasses):

Understory cover (1993): _____ acres

Understory to be removed: _____ acres _____ %

Understory to be retained: _____ acres _____ %

This information may be provided as part of the Biological Report if one is required for your project. Guidance on how to prepare vegetation removal and retention calculations can be found in the County's Water Quality & Tree Protection Ordinance Implementation Guide, located on our website:

<https://www.countyofnapa.org/DocumentCenter/View/12882/WQTPO-implementation-guide?bidId=>

8. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)

- ☐ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
- ☐ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
- ☐ Visual Impacts Study (Photographic simulations)
- ☐ Geological/Geotechnical Hazard Report – Alquist Priolo Act
- ☐ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
- ☐ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
- ☐ Other: _____
- ☐ Other: _____

☐ **Additional Information Required by the Environmental Health Department:**

1. Soil Evaluation Report if an on-site septic system is proposed.
2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
5. Completed Business Activities form, enclosed.
6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofnapa.org/DEM/.
7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.

Please click on Other Information tab at <https://www.countyofnapa.org/1904/Environmental-Health-Division> for forms and handouts related to use permit application submittal.

☐ **Additional Information Required by the Engineering Services:**

2020 Napa County Road & Street Standards

<https://www.countyofnapa.org/DocumentCenter/View/3787/Napa-County-Road-and-Street-Standards---2020-PDF>

Project Guidance for Stormwater Compliance

<https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF>

BASMAA Post-Construction Stormwater Management Manual

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

Napa Countywide Stormwater Pollution Prevention Program (NCSPPP) Erosion and Sediment Control Plan Guidance

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

☐ **Please Note**

While this checklist includes all information generally required to process a Use Permit/Major Modification or other Use Permit related application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Deputy Planning Director, and in particular in those cases where non-winery commercial uses (such as restaurants) or residential use related projects are proposed. **The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.**

☐ **Plans and Studies provided electronically via file share (coordinated at intake).**

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

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

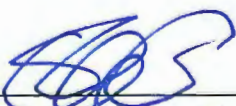
In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not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

NAPA CO. REGIONAL PARK & OPEN SPACE DIST.

Print Name of Property Owner

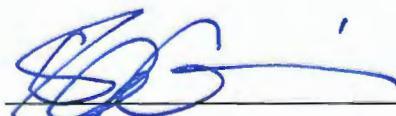
CHRIS CAHILL, GENERAL MANAGER

Print Name Signature of Applicant (if different)


Signature of Property Owner

1 SEP 21

Date


Signature of Applicant

1 SEP 21

Date



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN:

Project number if known:

Contact person:

Contact email & phone number:

Today's date:

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Plan
Doing To Do

ID # BMP Name

☐
☐

BMP-1 Generation of on-site renewable energy

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

☐
☐

BMP-2 Preservation of developable open space in a conservation easement

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

Already Plan
Doing To Do

☐ ☐ **BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO₂e and add the County's carbon stock.

☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

Potential annual fuel or VMT savings

☐ ☐ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- ☐ employee incentives
- ☐ employee carpool or vanpool
- ☐ priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
- ☐ bike riding incentives
- ☐ bus transportation for large marketing events
- ☐ Other:

Estimated annual VMT

Potential annual VMT saved

% Change

Already Plan
Doing To Do

- ☐ ☐ **BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

See description below under BMP-5.

- ☐ ☐ **BMP-8 Solar hot water heating**

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

- ☐ ☐ **BMP-9 Energy conserving lighting**

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

- ☐ ☐ **BMP-10 Energy Star Roof/Living Roof/Cool Roof**

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

- ☐ ☐ **BMP-11 Bicycle Incentives**

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

- ☐ ☐ **BMP-12 Bicycle route improvements**

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Already Plan
Doing To Do

☐ ☐ **BMP-13 Connection to recycled water**

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

☐ ☐ **BMP-14 Install Water Efficient fixtures**

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

☐ ☐ **BMP-15 Low-impact development (LID)**

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

☐ ☐ **BMP-16 Water efficient landscape**

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

☐ ☐ **BMP-17 Recycle 75% of all waste**

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Plan
Doing To Do

☐ ☐ **BMP-18 Compost 75% food and garden material**

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

☐ ☐ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

☐ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

☐ ☐ **BMP-22 Public Transit Accessibility**

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Plan
Doing To Do

☐ ☐ **BMP-23**

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

☐ ☐ **BMP-24 Limit the amount of grading and tree removal**

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

☐ ☐ **BMP-25 Will this project be designed and built so that it could qualify for LEED?**

BMP-25 (a)

☐

LEED™ Silver (check box BMP-25 and this one)

BMP-25 (b)

☐

LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)

BMP-25 (c)

☐

LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

☐ ☐ **BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?**

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

☐ ☐ **BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?**

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Plan
Doing To Do

☐ ☐ **BMP-28 Use of recycled materials**

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

☐ ☐ **BMP-29 Local food production**

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

☐ ☐ **BMP-30 Education to staff and visitors on sustainable practices**

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

☐ ☐ **BMP-31 Use 70-80% cover crop**

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

☐ ☐ **BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**

By selecting this BMP, you agree not to burn the material pruned on site.

☐ ☐ **BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?**

☐ ☐ **BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**

Comments and Suggestions on this form?

Sources:

1. *Napa County Bicycle Plan*, NCTPA, December 2011
2. *California Air Pollution Control Officers Associate (CAPCOA)*. January 2008. *CEQA and Climate Change*
3. *Napa County General Plan*, June 2008.
4. *California Office of the Attorney General*. 2010. *Addressing Climate Change at the Project Level* available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf
5. *U.S. Green Building Council (2009)*. *LEED 2009 for New Construction and Major Renovations Rating System*. Washington, DC: United States Green Building Council, Inc.
6. *California Energy Commission (2008)*. *Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings*. Sacramento, CA: California Energy Commission.
7. *U.S. Department of Energy (2010)*. *Cool roof fact sheet*.
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs*". *Energy Star*. Retrieved 2013-05-01.
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/deportmentcontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

Adjoining Property Owner List Requirements

All applications shall include a list of the current owners of all the properties whose outer perimeters are within **1,000 feet** of the property boundary of the project site. The list shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. The list may be expanded to include other affected property owners at the discretion of the Planning Director as well as individuals having a request for notice on file with the Commission Clerk.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. Each such list must be certified by a title insurance company as reflecting the most recent County tax roll information. While the mailing list is not necessarily required at initial project submittal, the project cannot be noticed for hearing without it.

Instructions to the Title Company

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers and mailing addresses on an 8½" by 11" sheet of Avery #5160 Laser Labels so that this information can be readily used in mailing by the Planning, Building & Environmental Services Department.
2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled on the pages.

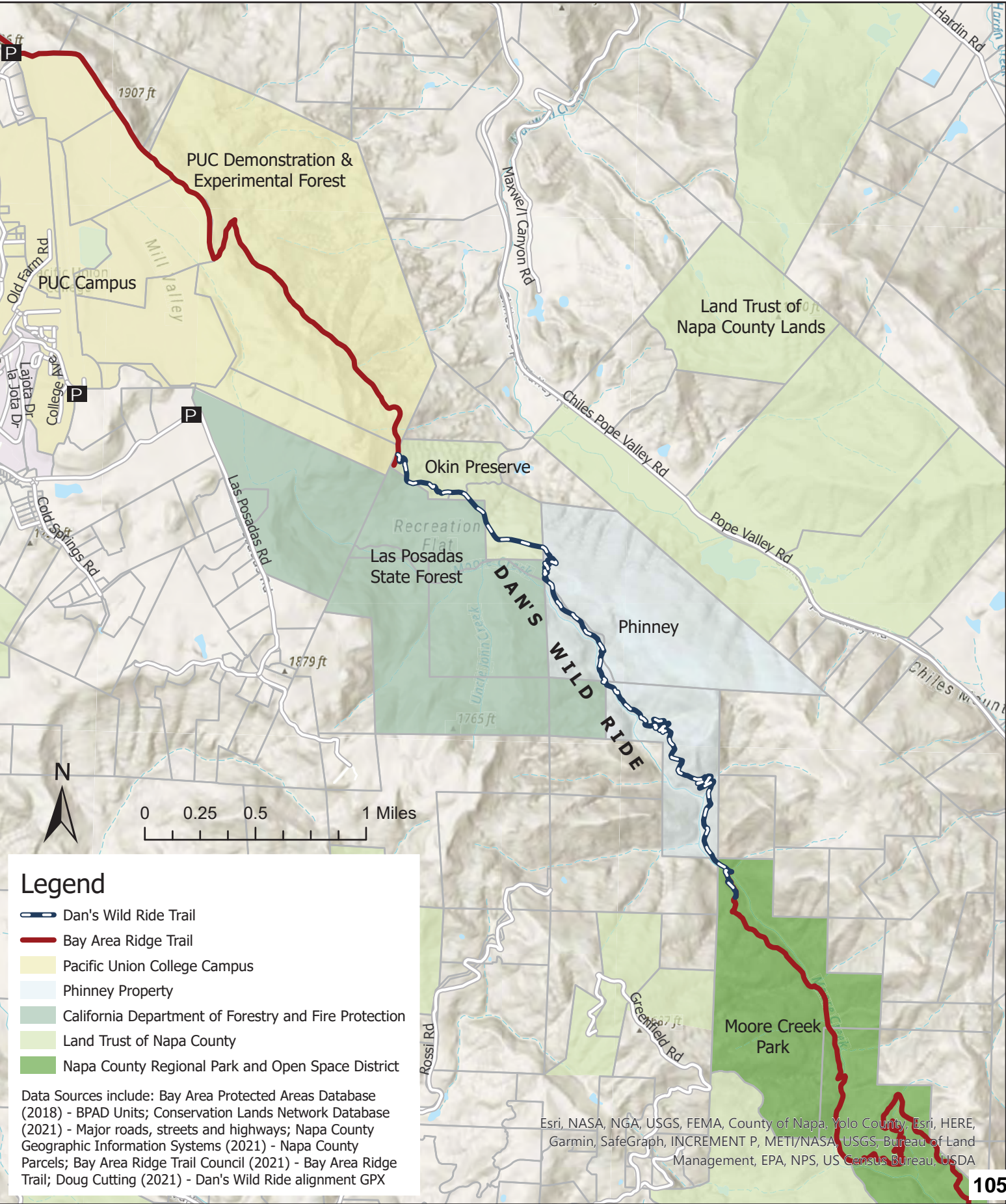
If you have any questions, please contact the Planning, Building & Environmental Services Department at (707) 253-4417.

“G”

Graphics

Trail Project Overview Map

Project Name: Dan's Wild Ride
Project Location: Pacific Union College to Moore Creek Park
County: Napa



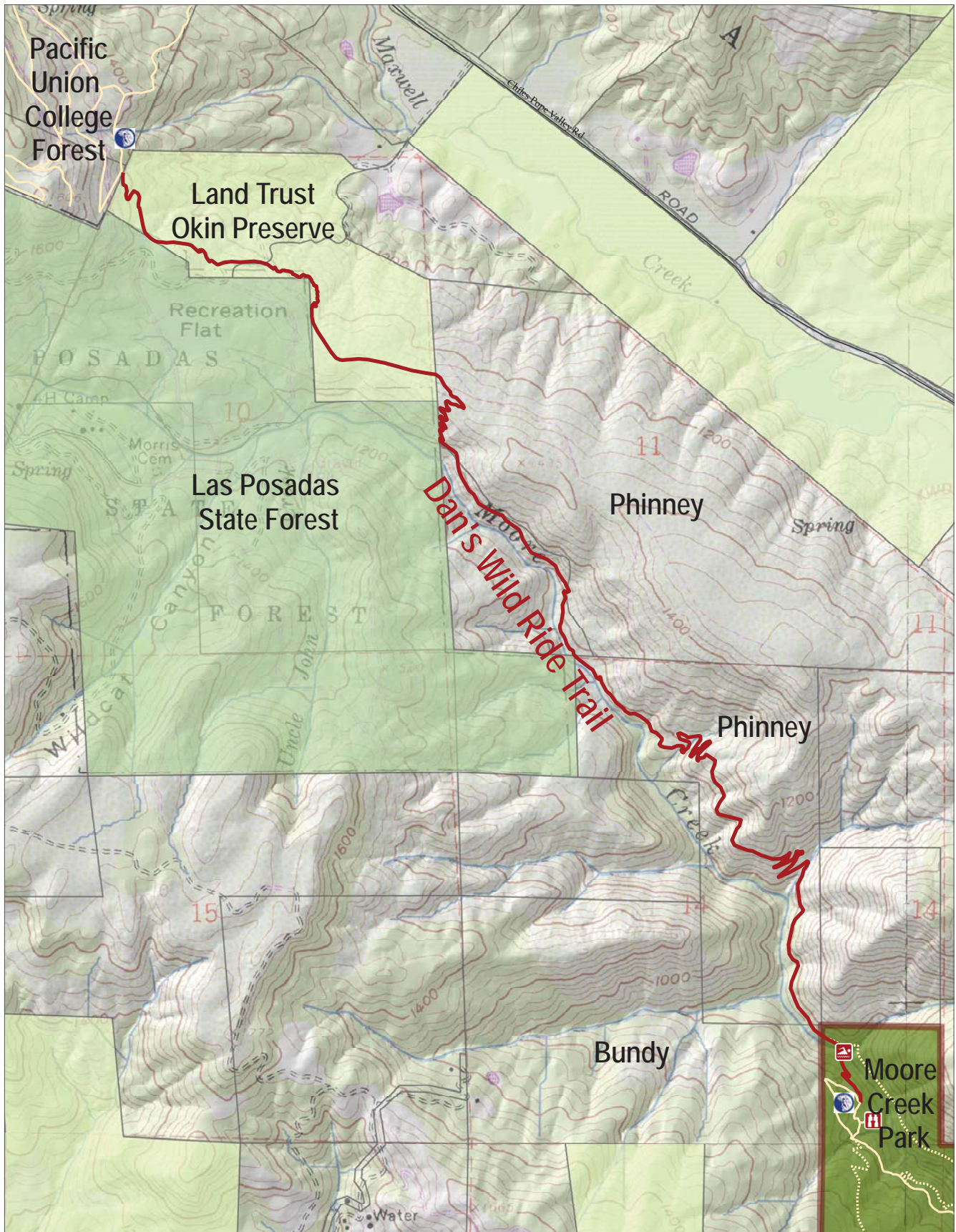
Legend

- Dan's Wild Ride Trail
- Bay Area Ridge Trail
- Pacific Union College Campus
- Phinney Property
- California Department of Forestry and Fire Protection
- Land Trust of Napa County
- Napa County Regional Park and Open Space District

Data Sources include: Bay Area Protected Areas Database (2018) - BPAD Units; Conservation Lands Network Database (2021) - Major roads, streets and highways; Napa County Geographic Information Systems (2021) - Napa County Parcels; Bay Area Ridge Trail Council (2021) - Bay Area Ridge Trail; Doug Cutting (2021) - Dan's Wild Ride alignment GPX

Esri, NASA, NGA, USGS, FEMA, County of Napa, Yolo County, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Napa Open Space District



0 0.25 0.5 1 Miles



NAPA COUNTY REGIONAL PARK &
OPEN SPACE DISTRICT

Dan's Wild Ride Trail Moore Creek Park

Legend

Park Features

- Parking
- Restroom
- View
- Swimming Hole
- Stock Pond
- Water Trough

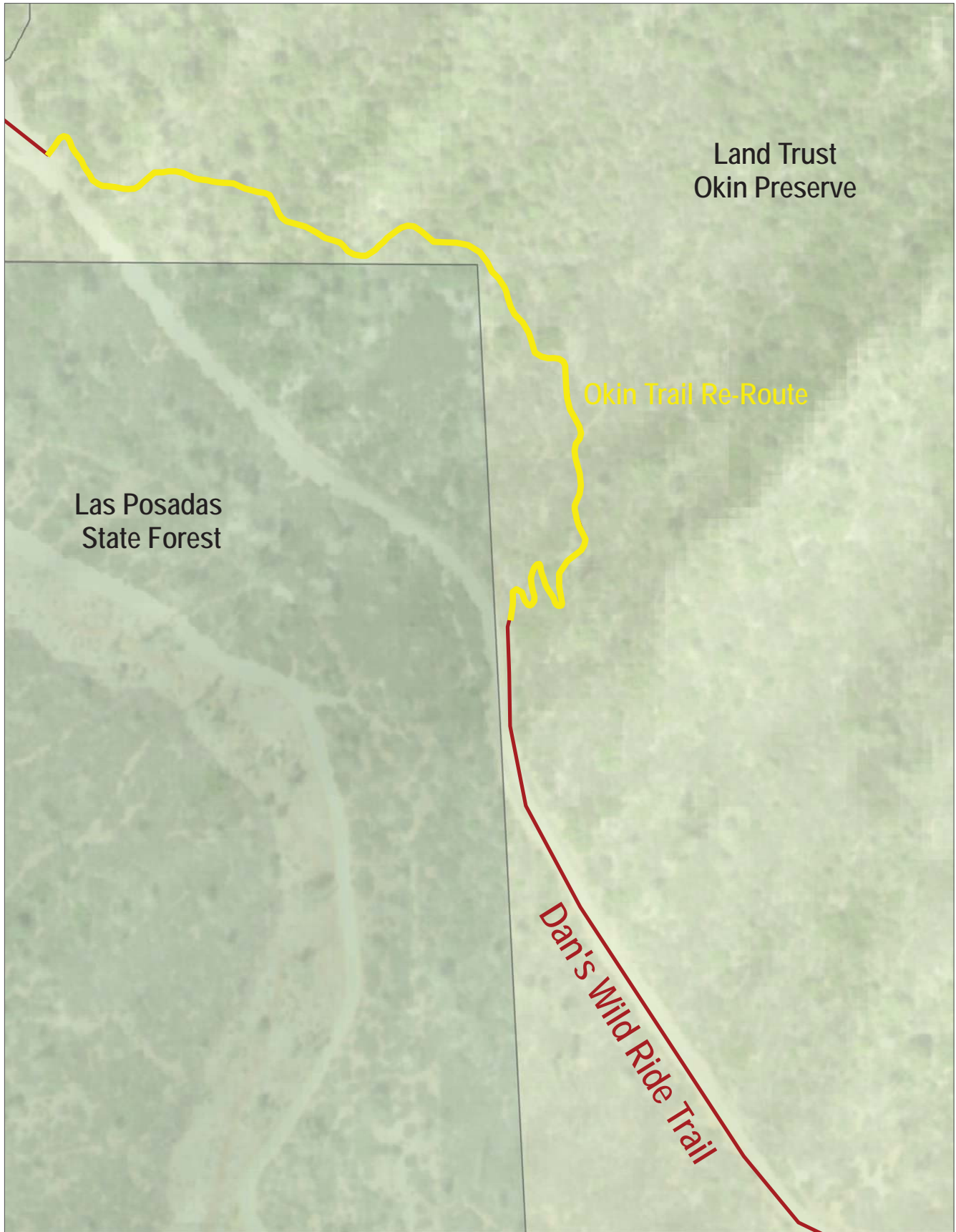
Residence

Trails and Boundaries

- Park Boundary
- Private Property
- Existing Trail
- Proposed Trail
- Bay Area Ridge Trail









Napa Open Space District






Legend

Park Features

-  Parking
-  Restroom
-  View
-  Swimming Hole
-  Stock Pond
-  Water Trough

Trails and Boundaries

-  Residence
-  Proposed Re-Route
-  Dan's Wild Ride



“H”

Public Comment

Moore Creek Park Expansion – “Dan’s Wild Ride Trail” – Use Permit
Minor Modification P21-00246
Zoning Administrator Hearing Date (March 22, 2023)

2600 Chiles Pope Valley Road
Saint Helena, CA 94574
January 21, 2023

Brian Bordona
Zoning Administrator/ Interim Director
Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

RE: Moore Creek Park Expansion – “Dan’s Wild Ride” Use Permit Modification Application Request
#P21-00246 at 2602 Chiles Pope Valley Road, St. Helena

Dear Mr. Bordona,

Thank you for sending out the Notice of Intent letter regarding expansion of Moore Creek Park. I am surprised that the County, as a responsible agency to this request, so willingly agreed to allow this expansion to go forward. Current pedestrian safety and wildfire dangers already presented by parking overflows at Moore Creek Park require mitigation. Any expansion should not proceed before this occurs.

I am concerned specifically with the parking situation, or lack thereof, during summer and fall weekends during the dry season. The issue of the park’s guests parking on unmaintained shoulders south of the park’s entrance will not go away, but only be made worse, by expanding the park’s attractions and attendant visitor load. My chief concern is for the wildfire risk created by guests parking their vehicles with hot tailpipes on tinder-dry overgrowth. Along the road’s west shoulder, between the gravel turnouts, the wild grasses grow tall, and the shoulder above the creek is soft at best. There is presently no signage forbidding parking. My secondary concern is for the safety of those pedestrians who walk along this road between the park entrance and their vehicles, with the shoulder blocked by other vehicles, forcing them to walk out in the very active roadway, where vehicles travel at high speed around several blind curves to and from Pope Valley.

I consulted the California Highway Patrol and the Napa County Sheriff about ticketing some of the most egregiously stupid parking efforts ever seen, only to be told by both enforcement agencies that without “No Parking” signage, and as long as the vehicles’ tires do not cross the white line, there is nothing they can do. I alerted the Napa County Regional Park & Open Space District to these concerns in April of 2021, only to be told that there was no funding for signage, and to hope that visitor volumes would decline, thereby reducing the riskiest parking. I have not observed such a decline, especially on the summer holiday weekends, and I am not a big fan of hope as a wildfire risk mitigation strategy.

I hereby request a public hearing as an endangered property owner and sometimes pedestrian within 1,000 feet of the property.

Sincerely,



Aidan E. Costello
aidan.costello@gmail.com

RECEIVED
JAN 25 2023
Napa County Planning, Building &
Environmental Services

“ | ”

Applicant's Response to Public Comment

Moore Creek Park Expansion – “Dan’s Wild Ride Trail” – Use Permit
Minor Modification P21-00246
Zoning Administrator Hearing Date (March 22, 2023)

From: [Cahill, Christopher](#)
To: [Bordona, Brian](#)
Cc: [Ringel, Matthew](#); [Purvis, Kyra](#)
Subject: RE: Moore Creek - Dan's Wild Ride Comment Letter
Date: Thursday, January 26, 2023 12:08:48 PM
Attachments: [doc08398920230126074243.pdf](#)

Thanks for the opportunity to respond Brian.

The use permit modification currently before the County would sanction a 3.9 mile backcountry singletrack trail connecting the remote northern corner of Moore Creek Park, across the Land Trust's even more remote Okin Preserve, and ultimately through to the trail network at Pacific Union College's Experimental Forest. The nature of such a backcountry trail is that it sees light use; you're 4 miles in to the park along the Moore Creek Trail before you even get to the start of Dan's Wild Ride. The vast majority of Moore Creek Park's users are going to enjoy a full visit to the park, hike many miles of trail, but still aren't going to be making it all the way back to Dan's Wild Ride.

Looking just at the parking impacts associated with the relatively small number of users who are going to be doing backcountry treks or rides on Dan's Wild Ride, we see the project as netting to near zero impact. This is because Pacific Union College has recently installed (and as I understand it is actually now working on enlarging) a parking lot on the Experimental Forest property. With the sanctioned opening of Dan's Wild Ride, backcountry users will now have the choice of parking at Moore Creek or at PUC Forest in Angwin, effectively increasing the parking capacity at Moore Creek by at least 30%. And this is, again, for the very limited number of users who will be through-hiking/biking Dan's Wild Ride. So the parking impacts of the requested Minor Mod are simply not going to be significant.

Mr. Costello is, however, correct that there have been a number of weekend days during the last few years in which demand has exceeded supply in our main Moore Creek parking lot (the same has sometimes been true of the informal parking that happens at the end of Conn Valley Road.) That said, it has occurred rarely and in very specific conditions, broadly:

- Weekends; which were also
- During the Covid shutdown period and immediately thereafter; which were also
- During spring flowering seasons immediately after wildfire years, when Moore Creek received substantial social media attention for super blooms and essentially went viral.

These are pretty specific conditions, and to the extent that the Covid spike in outdoor recreation was a key component we don't expect it to be a substantial ongoing problem. We did not, for instance, see crowds or many full parking lots during the spring of 2022. Broadly, while visitation to our parks and open spaces is up from pre-pandemic numbers it has dropped quite a bit since the 2020 peak.

Here, for instance, is some data derived from the Strava app showing recreational bike trips throughout Napa County in 2020, 2021, and 2023. Note the huge spike in spring and summer of 2020 due to Covid and the much lower numbers in 2022. This is despite all the new bikes that were sold during the pandemic. Of course it's not just cyclists that use our parks, but the Strava trendlines reflect what our eyes are seeing, across user groups.



As of now Chile Pope Valley Road is not a no parking zone. The County has added some additional no parking areas at the end of Conn Valley Rd to address public parking at that location; but there was also a specific condition there- which is a narrow one way road and cars that were parking in the roadway and potentially blocking fire truck access. To my knowledge Chiles Pope Valley Road isn't seeing parked cars block the right of way. It's also worth noting that there have been cars parking along the side of Chiles Pope Valley Rd since long before Mr. Costello purchased his home or Moore Creek Park even existed, as Lake Hennessey has always attracted fisherpeople and other recreational users who utilize the City of Napa owned and managed lands which are not a part of our park.

Again, thank you for the time and the opportunity to respond. Please let me know if you need any further information or have any other questions.

Cheers,
Chris

CHRIS CAHILL
GENERAL MANAGER
NAPA OPEN SPACE DISTRICT
email ccahill@ncrposd.org
phone 707.253.4847

From: Leuzinger, Peter@CALFIRE
To: [Ringel, Matthew](#)
Subject: comment re: DWR / Moore Creek Park expansion
Date: Tuesday, March 21, 2023 2:06:58 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[External Email - Use Caution]

Public Comment regarding the Dan's Wild Ride/Moore Creek Expansion project and re-zoning review:

The State has continued concerns about the expansion of the Moore Creek Park and Dan's Wild Ride re-reroute trail adoption. It remains clear that there is insufficient parking availability in the Angwin area near the upper end of the Dan's Wild Ride trail. As you may be aware, the Dan's Wild Ride trail is considered one of the premier downhill sections of mountain bike trail in the area, and many users park vehicles at the top and the bottom of the trail so they can ride the downhill without riding back up. To my knowledge Napa County provides no parking for recreation on the uphill end of the trail and is relying in the parking area designated by the Pacific Union College to accommodate users. This is problematic in that the parking area on the PUC is undersized to begin with, and in addition the PUC has been closing their parking area to the public anytime the wind blows or it rains. This has led to an increase in public parking along Las Posadas road within the Las Posadas Experimental Forest. The recent public parking during closures has been concentrated within an area that Napa County Board of Supervisors has adopted as a "no parking-tow away zone" and attempts to enforce this ban on public parking have been unsuccessful to date. The State strongly believes that if Napa County intends to expand Moore Creek Park and adopt Dan's Wild Ride re-route trail the County needs to provide additional assessment of the impacts of recreational users on illegal parking in the Angwin area, and if necessary, provide for County Parking designated parking areas on the uphill side of the Dan's Wild Ride trail.



Peter Leuzinger, RPF #2904

Forest Manager – LNU
1199 Big Tree Lane St. Helena, CA
(707) 928-4378 Office
(707) 953-2502 Mobile

