

This section provides an overview of the project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate Sections of Chapter 4.0 (Sections 4.1 through 4.14).

2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) provides an analysis of the potential environmental effects associated with the adoption and implementation of the Napa County General Plan Update, pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and Napa County's local guidelines.

2.2 PROJECT CHARACTERISTICS

The proposed project is the adoption and implementation of an updated Napa County General Plan (i.e. technically a General Plan amendment). The last comprehensive update of the Napa County General Plan was in 1983. Since that time, the County has experienced population growth, residential and economic development, further expansion of vineyards and associated land uses and other changes that will be addressed in the updated General Plan. Additionally, the General Plan Update will address any planning, development, and environmental statutes that may have changed since the General Plan was last updated. The overall purpose of the project is to adopt a plan that will not only preserve, but enhance the quality of life for Napa County residents. Ideally, the General Plan should serve as the community's blueprint for the future.

The General Plan Update will include goals, policies, and implementation actions, which will be used to shape future land use and development-related decisions. The General Plan Update will express the community's long-term vision for the future (to the year 2030). Pursuant to State law, the General Plan will address the seven elements or topics required: Land Use, Circulation, Housing, Open Space, Conservation, Noise and Safety, and may also address other topics such as agricultural preservation and economic development. Objectives of the project are to:

- Develop a legally adequate General Plan that reflects an updated vision for the County's future and provides a blueprint for future decisions regarding land use and development;
- Protect the County's rural character and maintain the total amount of land designated for agriculture in the County;
- Provide for the use and protection of the County's natural resources;
- Develop incentives to encourage good land use stewardship such as a streamlined approval process for environmentally superior projects;
- Accommodate a reasonable amount of growth (i.e. housing and employment), principally within existing developed or "urbanized" areas;
- Identify performance standards for roadways in the County, including areas that currently experience congestion;
- Increase access to public open spaces and publicly owned recreational trails over the next 25 years; and

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- Address other issues of concern to the community such as the need for moderate priced “workforce” housing, the needs of an increasingly aging population, incentives for historic preservation, and the effects of global climate change.

As noted in Section 3.0 (Project Description), the County is preparing the General Plan Update concurrent with this EIR, and a draft plan is being circulated for public review concurrent with this Draft EIR. Because the final content of the General Plan Update will not be known until the Board of Supervisors receives and considers public input on the draft plan, this EIR considers a total of five alternatives which are intended to bracket policies and impacts associated with the proposed General Plan Update. Three alternatives are evaluated at an equal level of detail (see Sections 4.1 through 4.14) and are summarized below. (The reader is referred to Section 3.0 [Project Description] for a detailed description of these alternatives.)

- **Existing Plan Alternative (also referred to hereafter as Alternative A):** Under this alternative, the draft General Plan Update that is being circulated for public review would not be adopted, and the existing General Plan would remain largely unchanged. Clarifying edits would be made and out of date information updated, but there would be no substantive policy changes, except that planned expansions in highway capacity would not occur. Slow housing and employment growth would continue principally within existing urban areas, no changes to agricultural or industrial areas would occur, and there would be no change to the amount of land designated for agricultural or industrial use. The land use map of Angwin would not be updated and there would be no Rural Urban Limit (RUL) shown for American Canyon. No changes to the Winery Definition Ordinance or the Conservation Regulations would occur, and no new sites would be made available for affordable or workforce housing, necessitating continued reliance on incorporated cities to meet the County’s housing needs. Between years 2005 and 2030, there would be an estimated 2,235 new dwelling units (5,013 persons) and an estimated 10,832 new jobs added to the County under this alternative. There could be an estimated 10,000 to 15,000 acres of additional vineyard development County-wide.
- **Plan Update Alternative (also referred to hereafter as Alternative B):** This alternative would adopt most of the draft General Plan Update that is being circulated for public review, with only those differences described in Section 3.0 (Project Description). This alternative would re-designate existing industrial lands for residential use (at the Boca and Pacific Coast sites) and commercial mixed use (at the Napa Pipe site). Jamieson Canyon would be widened to four lanes, and Flosden/Newell Road would be extended north to Green Island Road. The Hess Vineyard north of American Canyon would remain a vineyard, and would be re-designated from “industrial” to agriculture. The land use map of Angwin would be modified to better reflect existing zoning and land uses, although no changes would occur outside the area currently designated as “urban residential” (i.e. the current “urban bubble”).

The alternative would also include policies calling for a streamlined approval process for environmentally superior vineyard projects, necessitating modifications to the County’s conservation regulations (County Code Chapter 18.108). The new regulations would provide a ministerial process for vineyard development projects that exceed current regulatory requirements and meet performance criteria demonstrating no significant adverse effects to the environment. (See Section 4.11, Hydrology and Water Quality for more information.) Policies in the plan would also call for increased access to public open space and a comprehensive system of trails. Use of eminent domain for open space acquisition would be precluded, and policies about siting, buffering, and management would address privacy and safety concerns.

Slow housing and employment growth would occur within formerly industrial areas in addition to other existing urban areas, with the goal of maintaining a reasonable jobs-housing balance within the County. Incentives would be offered for on-site farmworker housing, and consistent with the City of Napa's General Plan, the County would support increased residential density within downtown Napa and encourage consideration of publicly owned sites within the City for mixed use (including housing). No Measure J vote would be required under this alternative. Between years 2005 and 2030, there would be an estimated 3,885 new dwelling units (9,029 persons) and an estimated 11,053 new jobs added to the unincorporated County under this alternative. There would be an estimated 10,000 to 15,000 acres of new vineyards added County-wide.

- **Plan Update 2 (also referred to hereafter as Alternative C):** This alternative would include all the same changes as Alternative B, but would also include General Plan and zoning changes required to re-designate some land adjacent to the City of Napa and the City of American Canyon for more housing. Specifically, under this alternative, the Napa Pipe site would be used for residential-mixed use (up to 3,200 dwelling units), as would the Boca/Pacific Coast site (up to 500 units). Also, a Rural Urban Limit (RUL) line would be shown for the City of American Canyon, expressing the limits of that city's potential future growth from the County's perspective. This alternative would also provide incentives for the reuse of historic buildings, adjust the urban boundaries of Angwin, and re-designate a small area at the Pope Valley crossroads (i.e. near the store and farm center) for non-agricultural use. The changes to Angwin and Pope Valley would require a Measure J vote. Between years 2005 and 2030, there would be an estimated 7,635 new dwelling units (18,063 persons) and an estimated 8,603 new jobs added to the unincorporated County under this alternative. There would be an estimated 10,000 to 15,000 new acres of vineyards added County-wide.

2.3 PROJECT ALTERNATIVES SUMMARY

Section 15126(d) of the State CEQA Guidelines requires that an EIR describe a reasonable range of alternatives to the project or to the location of the project that could feasibly accomplish the basic objectives of the project, and to evaluate the comparative merits of the alternatives.

In addition to the above alternatives, this EIR will assess a "no project" alternative in which the County's General Plan does not get updated and two additional alternatives as follows: (see Section 6.0):

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- **“No Project” Alternative:** this alternative represents the outcome if Napa County did not update its General Plan. Similar to Alternative A, there would be no substantive policy changes, and the County would continue to see development and other changes at a slow pace. Unlike Alternative A, however, the “No Project” Alternative would not involve any updates to the General Plan to reflect changes in circumstances since the last comprehensive update in 1983. As a result, the General Plan would become increasingly out of date, and the County would increasingly run the risk of being found out of compliance with State law. Ultimately, a local jurisdiction that has no updated, comprehensive, and internally consistent General Plan can be precluded from making local land use decisions. Between years 2005 and 2030, there would be an estimated 2,235 new dwelling units (5,013 persons) and an estimated 10,832 new jobs added to the County under this alternative. New vineyard development would affect 10,000 to 15,000 acres.
- **Resource Preservation Alternative (also referred to hereafter as Alternative D):** This alternative would modify the existing General Plan and implementing ordinances to prohibit new parcel splits (probably by increasing minimum parcel sizes) and preserve existing land uses within unincorporated Napa County. Little new development would occur and major infrastructure improvements would not be feasible. There would be no change to the amount of land designated for industrial or agricultural use, although the present Agriculture, Watershed & Open Space (AWOS) district would be split into an AOS district and a WOS district, with the latter including areas where policies would be developed to achieve greater forest protection, riparian habitat preservation, and water quality improvements than envisioned under the current plan. Between years 2005 and 2030, there would be 1,951 new dwelling units (4,390 persons) and 9,713 new jobs added to the County under this alternative. New vineyard development would affect 10,000 to 15,000 acres.
- **Jobs/Housing Balance Alternative (also referred to hereafter as Alternative E):** This alternative would include enhanced transportation improvements including re-designating Hwy 29 around St. Helena and Calistoga (e.g., using Zinfandel Lane and Silverado Trail), extension of Flosden/Newell north to So. Kelly Road, transit service between Vallejo and Napa (including Napa Pipe) and potentially between Fairfield and Napa if feasible. Residential uses would be permitted on the Boca/Pacific Coast site, and a mix of commercial uses would be permitted on the Napa Pipe site. This alternative would also permit increased residential development in hillside areas. Potential policy changes could include smaller minimum parcel sizes for wineries and residences and expansions of sewer and water infrastructure. Years 2005 and 2030, there would be 6,535 new dwelling units (15,075 persons) and 14,376 new jobs added to the County under this alternative. New vineyard development would affect an estimated 15,000 acres, including more acreage that is between 30% and 35% slope than in other alternatives.

2.4 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Appendix A provides a summary of issues and areas of concerns presented to the County by agencies and the public regarding the proposed General Plan Update and its associated DEIR during the NOP review period. Based on these concerns and on input received orally and in writing during preparation of the draft plan and EIR, it is expected that at a minimum the following potentially controversial issues will need to be resolved during the balance of the planning process:

- The density and mix of land uses permitted at the Napa Pipe and Pacific Coast/Boca sites;
- The re-configuration or replacement of the urban boundaries for Angwin;
- The controls and 'good neighbor' policies that will apply to new publicly-accessible trails;
- The mechanism for streamlining some vineyard development projects that can be demonstrated to have negligible environmental impacts; and
- The effectiveness of policies related to the preservation of rural Napa County and the conservation of significant natural resources.

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

This EIR assesses each of the alternatives at a point in time – that is at year 2030 – rather than at some theoretical “build out.” To aid in this analysis, the County prepared projections of future population and job growth for each alternative, projected future vineyard development, traffic volumes and etc. More information regarding these projections are presented in the relevant sections of the impacts analysis (Section 4.1 through 4.14 and technical appendices).

State CEQA Guidelines Section 15123(b)(1) provides that the summary shall identify each significant effect with proposed mitigation measures that would reduce or avoid that effect. This information is summarized in **Table 2.0-1**.

The significance of each impact is also shown in **Table 2.0-1**, both before and after implementation. Levels of significance are determined by comparing the impact to thresholds of significance, also described in Sections 4.1 through 4.14.

**TABLE 2.0-1
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
4.1 Agriculture							
Impact 4.1.1	S	S	S	<p>MM 4.1.1a As part of consideration of subsequent projects, the County shall evaluate individual rezoning, development and public projects to determine the potential for impacts on farmlands of concern under CEQA (defined as Prime Farmland, Unique Farmland and Farmland of Statewide Importance as mapped by the State Farmland Mapping and Monitoring Program) and avoid converting farmland where feasible.</p> <p>MM 4.1.1b Where conversion of farmlands of concern under CEQA cannot be avoided, the County shall require (at minimum) long-term preservation of one acre of existing farmland of equal or higher quality for each acre of state designated Prime Farmland, Farmland of Statewide Importance and Unique Farmland that would be converted to non-agricultural uses. This protection may consist of the establishment of farmland easements or other similar mechanism. The farmland to be preserved shall be located within the County and the preservation of such farmland shall occur prior to the conversion of the subject lands. The</p>	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				County shall recommend that this measure be implemented by cities and LAFCO as part of the consideration of annexations that involve farmlands of concern under CEQA.			
Impact 4.1.2 Implementation of the proposed General Plan Update would result in the loss of agricultural land as designated on the current Napa County General Plan Land Use Map.	LS	LS	SU	Implement mitigation measures MM 4.1.1a and b.	LS	LS	SU
Impact 4.1.3 Implementation of the proposed General Plan Update could result in the placement of urban and other uses adjacent to agricultural uses resulting in potential land use conflicts.	LS	LS	LS	None required.	LS	LS	LS
Impact 4.1.4 Implementation of the proposed General Plan could result in a conflict with existing agricultural zoning or Williamson Act contracts.	SU	SU	SU	Implement mitigation measures MM 4.1.1a and b.	SU	SU	SU

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation				
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C		
4.2 Land Use									
Impact 4.2.1	Implementation of the proposed Napa County General Plan Update would not result in the physical division of established communities because the proposed General Plan Update consists of maintaining the overall land use patterns of the County rather than developing in a way that might divide established communities (e.g., development of a highway or establishment of land use patterns that divide existing communities). However, land use changes proposed under Alternatives B and C could conflict with existing land uses.	LS	S	S	MM 4.2.1	The County shall adopt development standards for the Pacific Coast/Boca and the Napa Pipe sites which shall include, but not be limited to, buffering and visual screening features from existing industrial uses and Syar Quarry, design features that include, physical buffers (e.g. installation of plantings, landscape features, or walls in unique circumstances) to building placement and orientation in a manner that physically separates these sites from incompatible operations of adjacent uses (e.g., truck traffic, odors, stationary noise sources) and implementation of other measures to address noise and vibration (see MM 4.7.1c and MM 4.7.2b).	LS	LS	LS
Impact 4.2.2	Implementation of the proposed Napa County General Plan	LS	S	S	MM 4.2.2	Residential development at the Napa Pipe site could conflict with the Airport Land Use Compatibility Plan if	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Update would not substantially conflict with applicable land use plans, policies, or regulations of other agencies that provide for environmental protection.				it occurred within the "D" Zone, which essentially covers the southern one third (about 50 acres) of the site. To reduce this impact to less than significant, the County would ensure that any future development plan for the Napa Pipe property does not include residential use or other incompatible uses in the D Zone.			
4.3 Population/Housing/Employment							
Impact 4.3.1 Implementation of the proposed Napa County General Plan Update could result in substantial growth in population, housing or employment under the three alternatives that could be in excess of regional projections or the one percent per year housing unit standard set forth in the Napa County Housing Allocation Program.	SU	SU	SU	<p>This mitigation measure applies to alternatives B and C</p> <p>MM 4.3.1 To ensure that dwelling units are approved in excess of limits established by the County's growth management strategy only in those extraordinary circumstances where they are both necessary and desirable, the County shall adopt and implement a policy allowing certain multi-family residential project proposals, if they meet specific requirements, to proceed even if they would result in annual development in excess of the limits. These requirements shall include, but may not be limited to: (1) location in an area that is not designated for agricultural use; (2) execution of a development agreement specifying a phased development plan that would address impacts and infrastructure needs in advance of each phase; (3) making a substantial contribution to meeting</p>	SU	SU	SU

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				the County's state-mandated housing needs; and (4) including a significant affordable housing component.			
Impact 4.3.2 Implementation of the proposed Napa County General Plan could alter the ratio or "balance" between housing and employment in the unincorporated area, substantially increasing commutes in or out of the county.	SU	LS	LS	MM 4.3.2 To ensure that job growth in the unincorporated County does not substantially out-pace dwelling unit production, the County shall adopt and implement a policy requiring new employment-generating development either to produce on- or off-site housing adequate to meet the demand for Napa County housing associated with the new employment, or to pay an in-lieu housing fee to assist the County with the development of subsidized housing for the neediest segment of the workforce.	SU	LS	LS
Impact 4.3.3 Implementation of the proposed Napa County General Plan Update would not result in the displacement of a substantial number of people or housing.	LS	LS	LS	None required.	LS	LS	LS
4.4 Transportation							
Impact 4.4.1 Land uses and growth under the proposed General Plan Update could cause an increase in traffic, which is substantial	SU	SU	SU	MM 4.4.1a The County shall provide a policy in the General Plan establishing a standard for adequate level of service on roads and intersections to be applied to all discretionary projects	SU	SU	SU

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation			
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
in relation to the existing traffic load and capacity of the street system, within the County and adjacent jurisdictions, and could affect emergency access.					reviewed by the County			
				MM 4.4.1b	The County shall include a policy in the General Plan that requires new developments with the potential to significantly affect traffic operations to prepare a traffic analysis prior to discretionary approval of the project.			
				MM 4.4.1c	The County shall include a policy in the General Plan that requires new development projects to mitigate their impacts and to pay their fair share of countywide traffic improvements they contribute the need for, including improvements identified in DEIR Table 4.4-20. A countywide traffic impact fee shall be developed in cooperation with NCTPA.			
				MM 4.4.1d	The County shall include a policy in the General Plan that requires new residential and commercial development to be concentrated within already developed areas and areas planned for development where sufficient densities can support transit services and development of pedestrian and bicycle facilities.			
				MM 4.4.1e	The County shall include a policy to the General Plan that supports programs to reduce single-occupant vehicle use and encourage carpooling, transit use, and alternative			

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>MM 4.4.1f</p> <p>modes such as bicycling, walking, and telecommuting. In addition, the County shall seek to maintain total trips in the County using travel modes other than private vehicles (transit, walking, bicycling, public transit, etc.) at 2006 levels.</p> <p>The County shall provide a policy in the General Plan that requires the County of Napa to demonstrate leadership in implementation of programs encouraging the use of alternative modes of transportation by its employees, as well as the use of alternative fuels. Example programs shall include:</p> <ul style="list-style-type: none"> • Preferential carpool parking and other ridesharing incentives, • Flexible working hours, • A purchasing program that favors hybrid, electric or other non-gasoline vehicles, • Secure bicycle parking, • Transit incentives 			
				<p>MM 4.4.1g</p> <p>The County shall include a policy in the General Plan that requires all developments along fixed transit routes to provide amenities designed to encourage carpooling, bicycle, and transit use in coordination with</p>			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
				<p>NCTPA. Typical features would include bus turnouts/access, bicycle lockers, and carpool/vanpool parking.</p> <p>MM 4.4.1h The County shall include a policy in the General Plan that states where sufficient right of way is available, bicycle lanes shall be added to county roadways when repaving or upgrading of the roadway occurs as feasible.</p> <p>MM 4.4.1i The County shall provide a policy in the General Plan that requires that abandoned rail right-of-way shall be used for alternative uses such as public transit routes, bicycle paths, or pedestrian/hiking routes when feasible.</p> <p>MM 4.4.1j The County shall provide a policy in the General Plan that requires that pedestrian and bicycle access shall be integrated into all parking lots and considered in the evaluation of development proposals and public projects.</p>				
Impact 4.4.2	Implementation of the proposed General Plan Update could substantially increase hazards due to a design feature (e.g., sharp curves or	S	S	S	Implement mitigation measures MM 4.9.4 and MM 4.13.1.1a and b.	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
dangerous intersections) or incompatible uses as well as potentially adversely affect emergency access needs.							
Impact 4.4.3 Implementation of the proposed General Plan Update could conflict with NCTPA planning efforts associated with transit provision and pedestrian and bicycle facilities.	S	S	S	Implement mitigation measures MM 4.4.1d through g.	LS	LS	LS
Impact 4.4.4 Land uses and development under the proposed General Plan Update could create additional demand for parking facilities and therefore inadequate parking capacity if these facilities are not constructed.	S	S	S	<p>MM 4.4.4a The County shall provide a policy in the General Plan Update that new development projects shall provide adequate parking to meet their anticipated parking demand and shall not provide excess parking that could stimulate unnecessary vehicle trips or commercial activity exceeding the site's capacity. The required parking supply shall be based on compliance with County Zoning Code parking requirements.</p> <p>MM 4.4.4b The County shall provide a policy in the General Plan Update that requires roadway improvement projects expected to result in the loss of parking for an existing use to provide</p>	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
				replacement parking if required meeting County Zoning Code parking requirements.				
4.5 Biological Resources								
Impact 4.5.1	Land uses and development under the proposed General Plan Update could result in the loss of special-status plant and animal species.	S	S	S	MM 4.5.1a The County shall provide a policy in the General Plan that requires a biological resources evaluation for discretionary projects in areas identified to contain or possibly contain listed plant and/or wildlife species based upon data provided in the Baseline Data Report (BDR) or other technical materials. This evaluation shall be conducted prior to the authorization of any earthmoving activities.	LS	LS	LS
				MM 4.5.1b The County shall provide a policy in the General Plan that requires all discretionary residential, commercial, industrial and recreational projects, wineries and new vineyards, and water development projects that identify special-status species in a biological resources evaluation to avoid impacts to special-status species and their habitat to the maximum extent feasible. Where impacts cannot be avoided, projects shall include the implementation of site-specific or project-specific effective mitigation strategies developed by a qualified professional in consultation with state or federal resource agencies				

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>with jurisdiction (if applicable) including, but not limited to, the following strategies:</p> <ul style="list-style-type: none"> • Preservation of habitat and connectivity of adequate size, quality and configuration to support the special-status species identified in a manner generally consistent with the provisions of County Code Chapter 18.108. Connectivity shall be determined based on the specifics of the species needs. • Provision of supplemental planting and maintenance of grasses, shrubs and trees of similar quality and quantity to provide adequate vegetation cover to enhance water quality, minimize sedimentation and soil transport, and provide adequate shelter and food for wildlife. • Provide protection for habitat and the known locations of special-status species through adequate buffering or other means. • Provide replacement habitat of like quantity and quality on- or off-site for special-status species. • Enhance existing special-status species habitat values through 			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
				<p>restoration and replanting of native plant species.</p> <ul style="list-style-type: none"> • Provision of temporary or permanent buffers of adequate size (based on the specifics of the special-status species) to avoid nest abandonment by nesting migratory birds and raptors associated with construction and site development activities. • Incorporation of the provisions or demonstration of compliance with applicable recovery plans for federally listed species. <p>MM 4.5.1c The County shall provide a policy in the General Plan that requires the development of a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import.</p> <p>Implement mitigation measures MM 4.5.2a through c, MM 4.6.1b and MM 4.6.5a through c and MM 4.11.4</p>				
Impact 4.5.2	Land uses and development under the proposed General Plan Update could result in the loss of	SU	SU	SU	MM 4.5.2a The County shall provide a policy in the General Plan that requires the development of CEQA standards that require disclosure of impacts to all sensitive biotic communities and oak	SU	SU	SU

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
sensitive biotic communities and oak woodlands within the County				<p>woodlands during review of discretionary projects. The County, in its discretion, shall require mitigation that results in the following standards:</p> <p>SENSITIVE BIOTIC COMMUNITIES – For all sensitive biotic communities that are listed on DEIR page 4.5-9 and -13 or designated by the County where it is determined that restoration or creation are ecologically feasible; or preserve at a 2:1 ratio for habitat loss.</p> <p>OAK WOODLAND - Maintain and improve oak woodland habitat to provide for slope stabilization, soil protection, species diversity and wildlife habitat through the following measures:</p> <ul style="list-style-type: none"> • Preserve, to the maximum extent possible, oak trees and other significant vegetation that occur near the heads of drainages or depressions on north facing slopes to maintain diversity of vegetation type and wildlife habitat as part of agricultural projects. • Comply with the Oak Woodlands Preservation Act (PRC Section 21083.4) regarding oak woodland preservation to 			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>conserve the integrity and diversity of oak woodlands, and retain to the maximum extent feasible existing oak woodland and chaparral communities and other significant vegetation as part of residential, commercial and industrial approvals.</p> <ul style="list-style-type: none"> • Provide appropriate replacement of lost oak woodlands or preservation at a 2:1 ratio for habitat loss. <p>MM 4.5.2b The County shall provide a policy in the General Plan that requires all public and private projects shall be required to avoid impacts to wetlands if feasible. If avoidance is not feasible, projects shall achieve no net loss of wetlands, consistent with state and federal regulations.</p> <p>MM 4.5.2c The County shall provide a policy in the General Plan that requires: (1) continued implementation of the intermittent and perennial stream setback requirements set forth in the Napa County Conservation Regulations (County Code Chapter 18.108); (2) provides education and information regarding the importance of stream setbacks; and the active management of native vegetation within setbacks; and development of incentives to encourage greater stream</p>			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				setbacks where appropriate. Implement mitigation measures MM 4.5.1b and c and MM 4.6.5a through c and MM 4.11.4			
Impact 4.5.3 Land uses and development under the proposed General Plan Update could result in the loss of wildlife movement and plant dispersal opportunities.	S	S	S	<p>MM 4.5.3a The County shall provide a policy in the General Plan that requires individual projects retain movement corridor(s) adequate (both in size and in habitat quality) to allow for continued wildlife use based on the species anticipated to use the corridor. This may be accomplished through continued implementation of the Napa County Conservation Regulations associated with vegetation retention (Sections 18.108.027 and 18.108.0100) setbacks from waterways (Section 18.108.025).</p> <p>MM 4.5.3b All new vineyards shall only be allowed to fence individual vineyard blocks. All existing vineyards shall be required to reduce their existing fencing to just vineyard blocks at any point in which they obtain a discretionary permit for any activity (vineyard, winery, other use) on a parcel which has vineyard fencing.</p> <p>Implement mitigation measures MM 4.5.1a and b and MM 4.11.4</p>	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.5.4 Land uses and development under the proposed General Plan Update could conflict with existing recovery plans that cover portions of Napa County.	S	S	S	Implement mitigation measures MM 4.5.1a through c, MM 4.5.2a through c, MM 4.6.5a through c, MM 4.11.2a and b, MM 4.11.3a and b, MM 4.11.4 and MM 4.11.5e.	LS	LS	LS
4.6 Fisheries							
Impact 4.6.1 Land use and development under the proposed General Plan Update could adversely affect sediment load and thus indirectly result in the loss of populations or degradation of spawning and rearing habitat for special-status fish species.	S	S	S	<p>MM 4.6.1a The County shall provide a policy in the General Plan (in coordination with Mitigation Measure MM 4.11.2b) that requires the establishment of fishery monitoring program(s) in coordination with the Regional Water Quality Control Boards, California Department of Fish and Game, U.S. Fish and Wildlife Service and National Oceanic and Atmospheric Administration National Marine Fisheries Service in order to track the current condition of special status fisheries and associated habitats in the County's watersheds. This will include tracking of the effectiveness of BMPs for individual projects in the watersheds and the implementation of corrective actions for identified water quality issues that are identified as adversely impacting fisheries.</p> <p>MM 4.6.1b The County shall provide a policy in the General Plan that requires the County shall develop or modify the</p>	LS	LS	LS

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				County Code to ensure that all construction related activities within 0.25 miles of a stream or other drainage course that have a potential for excess soil erosion due to winter rains have protective measures in place or occur before September 30 th . In addition, the County shall ensure enforceable fines are levied upon violators and violators are required to perform all necessary remediation activities.			
Impact 4.6.2 Land use and development under the proposed General Plan Update could adversely affect water quality parameters other than sediment and thus indirectly result in the loss of populations or degradation of habitat for special-status fish species.	S	S	S	Implement mitigation measures MM 4.11.3b, MM 4.11.2a, MM 4.11.4	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.6.3 Land use and development under the proposed General Plan Update could adversely change surface hydrologic conditions and thus indirectly result in the loss of populations or degradation of habitat for special-status fish species.	S	S	S	Implement mitigation measures MM 4.11.3a, MM 4.11.3b and MM 4.11.9.	LS	LS	LS
Impact 4.6.4 Land use and development under the proposed General Plan Update could result in localized groundwater drawdowns that could impact surface water flows and groundwater interflow that provide necessary habitat for fisheries.	S	S	S	Implement mitigation measure MM 4.11.5e and MM 4.11.4.	LS	LS	LS
Impact 4.6.5 Land use and development [direct physical construction] under the proposed General Plan Update could adversely affect riparian vegetation, rearing, and spawning habitat and	S	S	S	MM 4.6.5a The County shall provide a policy in the General Plan that requires the County to modify County Code or establish an ordinance that prohibits the removal of riparian vegetation and ensures the restoration of historic riparian vegetation where feasible for projects requiring discretionary approval. The County shall develop a	LS	LS	LS

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
thus indirectly result in the loss of populations or degradation of habitat for special-status fish species.				<p>stream program in coordination with Regional Water Quality Control Boards, California Department of Fish and Game, U.S. Fish and Wildlife Service and National Oceanic and Atmospheric Administration National Marine Fisheries Service and other coordinating resource agencies that identifies essential stream and stream reaches necessary for the health of populations of native fisheries and other sensitive aquatic organisms within the County's watersheds. Where avoidance of impacts to riparian habitat is infeasible along stream reaches, appropriate measures will be undertaken to ensure that protection, restoration and enhancement activities will occur within these identified stream reaches that support or could support native fisheries and other sensitive aquatic organisms to ensure a no net loss of aquatic habitat functions and values within the county's watersheds.</p> <p>MM 4.6.5b The County shall provide a policy in the General Plan that requires the County to develop CEQA standards that require disclosure of gravel removal that results in adverse effects to native fisheries during project review. The County shall require mitigation that results in no net adverse effects to stream bed</p>			

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>MM 4.6.5c</p> <p>attributes necessary for native fisheries health. This may include restoration and improvement of impacted habitat areas (e.g., gravel areas and pools woody debris areas).</p> <p>The County shall provide a policy in the General Plan that requires the County to modify County Code or establish an ordinance that prohibits construction activities within the channel of any waterway identified (based on information in the BDR and Appendix G of the DEIR) to contain existing or potential spawning habitat for special-status fish species during limited time periods of spawning activities.</p>			
<p>Impact 4.6.6</p> <p>Land use and development under the proposed General Plan Update could adversely affect fish migration and thus directly result in the loss of populations or degradation habitat for special-status fish species.</p>	S	S	S	<p>MM 4.6.6</p> <p>The County shall provide a policy in the General Plan that requires that subsequent development activities and roadway improvements not directly disturb the bed and bank of any waterway known or suspected to contain fishery resources to the maximum extent feasible. If avoidance is determined to be infeasible by the County, then BMPs and/or habitat restoration shall be incorporated (in consultation with California Department of Fish and Game, U.S. Fish and Wildlife Service and National Oceanic and Atmospheric Administration National</p>	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation			
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
				Marine Fisheries Service) into the project design that demonstrates no adverse impacts to fishery resources and allows for fish passage.				
4.7 Noise								
Impact 4.7.1	The implementation of the General Plan Update would permit continued growth and development consistent with the existing General Plan (Alternative A) or in somewhat different locations and intensities (Alternatives B and C). This growth could place new noise sensitive uses (e.g. residences) in areas which could exceed the current Napa County Noise and Land Use Compatibility Standards or the Napa County Noise Ordinance limits.	S	S	S	MM 4.7.1a The County shall (at a minimum) retain noise policies in the current General Plan requiring land use decisions to conform to noise-related compatibility criteria and noise standards as shown in Draft EIR Tables 4.7-8 and 4.7-10 , and establishing recommended interior noise levels for sensitive land uses (e.g., residences, schools, daycares, hospitals and other similar uses) as shown in Draft EIR Table 4.7-11 . County shall (through retention of these current noise policies) not approve the placement of residential or other noise-sensitive land uses in areas that exceed these noise standards without the provision of noise attenuation features that result in noise levels meeting the current standards of the County for exterior and interior noise exposure.	LS	LS	LS
				MM 4.7.1b The County shall continue to incorporate a policy in the General Plan that requires that prospective residents be notified of agricultural-related noises and the County's "Right to Farm" Ordinance in each parcel				

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>map approved for locations in or adjacent to designated agricultural areas.</p> <p>The following mitigation measures shall apply to Alternatives B and C:</p> <p>MM 4.7.1c The County shall provide a policy in the General Plan that requires that property owners proposing new noise-sensitive uses in proximity to existing industrial activities and railroad corridors (such as subsequent development of the Pacific Coast/Boca and the Napa Pipe sites) retain the services of a qualified noise expert to evaluate the potential for noise-related land use conflicts and to recommend methods to ensure that noise standards referenced in Mitigation Measure MM 4.7.1a are met. In the case of potential residential development of County-owned sites within the City of Napa, the County shall ensure that residential development of these sites meets the noise standards of the City prior to approval of the redevelopment of the sites. In both instances, methods may include, but are not limited to, noise barriers, building orientation and building design (such as additional insulation). As a condition of building permit issuance, the County shall require the</p>			

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				property owners to demonstrate implementation of the recommended methods.			
<p>Impact 4.7.2 Implementation of Alternatives A, B, and C of the General Plan Update could result in the development of residential land uses in proximity to significant known sources of groundborne vibration.</p>	LS	S	S	<p>The following mitigation measures shall apply to Alternatives B and C.</p> <p>MM 4.7.2a The County shall include a policy in the General Plan that requires that new vibration sensitive development, such as residences, shall be avoided within 100 feet of all railroad tracks and other identified sources of strong ground vibration to the extent feasible. For residences proposed within 100 feet of any significant source of groundborne vibration, a vibration study shall be conducted prior to construction by a qualified consultant to ensure that residents would not be exposed to excessive vibration levels that be disruptive (e.g., potential to interrupt sleep) or cause structural damage. The results of the study shall include performance standards to fully mitigate vibration impacts, which may take the form of building setbacks, site design, soil compaction/grouting, and other appropriate methods.</p> <p>MM 4.7.2b The County shall include a policy in the General Plan that requires new vibration sensitive development, such as residences, within proximity of the</p>	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation			
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
				Syar Quarry or haul roads leading to the Syar Quarry shall be buffered and constructed to avoid significant disturbance related to ground borne vibration (e.g., potential to interrupt sleep or cause structural damage). A vibration study shall be conducted by a qualified consultant prior to construction to determine the extent of the buffer and other required measures related to building/foundation design. Prior to issuance of a building permit, the property owner shall demonstrate how study recommendations will be implemented to fully mitigate vibration impacts.				
Impact 4.7.3	Traffic-related noise would increase along County roadways with projected increases in traffic volumes under all future scenarios.	SU	SU	SU	Implement mitigation measures MM 4.7.1a and MM 4.7.4.	SU	SU	SU
Impact 4.7.4	Proposed General Plan Update Circulation Element roadway improvements associated with Alternatives B and C could move traffic noise closer to noise-	LS	SU	SU	MM 4.7.4 The County shall include as a policy to the General Plan that a detailed noise analysis be conducted by a qualified noise consultant as part of roadway improvement project design where it is determined that a proposed roadway widening or extension may expose existing noise-sensitive land uses to traffic noise in excess of County noise standards or	LS	SU	SU

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
sensitive uses.				(in the case where noise standards have already been exceeded) could result in a substantial increase in traffic noise levels. The noise analysis shall identify anticipated noise impact to noise-sensitive receptors and identify noise attenuation features to mitigate substantial noise increases to the extent feasible. Such features may include noise barriers, retrofitting buildings with additional noise insulation, use of specialized construction materials or other appropriate measures. These features shall be incorporated in the roadway improvement design and implemented as part of construction of roadway improvements.			
Impact 4.7.5 With the implementation of the General Plan Update, new significant noise increases at noise sensitive land uses could occur from the continued development of noise generating activities associated with existing or new agricultural, industrial and commercial land uses.	LS	LS	LS	None required.	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.7.6 Implementation of the General Plan Update would generate construction noise and would temporarily increase noise levels at adjacent land uses.	LS	LS	LS	None required.	LS	LS	LS
Impact 4.7.7 Implementation of the General Plan Update could result in the development of residential land uses in proximity to Napa Airport and Angwin-Virgil O Parrett Field.	S	S	S	MM 4.7.7 The County shall include a policy in the General Plan that requires the use of aviation easements, disclosure statements or other appropriate disclosure measures to ensure that new development within any airport influence area are informed of the presence of the airport and its potential for creating current and future noise.	LS	LS	LS
4.8 Air Quality							
Impact 4.8.1 Implementation of the General Plan Update would not be consistent with the Clean Air Plan (CAP) since County population and employment projections would exceed regional growth projections prepared by ABAG and projected VMT would increase at a	SU	SU	SU	MM 4.8.1a The County shall include policy provisions in the General Plan to provide incentives and opportunities for the use of energy-efficient forms of transportation such as public transit, carpooling, walking, and bicycling. This will include the provision and/or the extension of transit to urban areas where development densities (residential and nonresidential) would support transit use, as well as bus turnouts/access, bicycle lockers, and carpool/vanpool parking.	SU	SU	SU

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation			
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
faster rate than the population. Land uses and development would result in increased emissions of ozone precursors resulting primarily from vehicles. The increased emissions would exceed the BAAQMD thresholds. In addition, the General Plan Update would not fully support the Clean Air Transportation Control Measures that Cities and Counties are identified as having a role in implementing.				MM 4.8.1b	The County shall include a policy in the General Plan that the County shall support intergovernmental efforts directed at stringent tailpipe emissions standards and inspection and maintenance programs for all feasible vehicle classes and revisions to the Air Quality Attainment Plan to accelerate and strengthen market-based strategies consistent with the General Plan.			
				MM 4.8.1c	The County shall include a policy in the General Plan that requires the evaluation of potential project-specific air quality impacts (based on the Bay Area Air Quality Management District's CEQA Guidelines) of new development projects and will require appropriate design (e.g., provision of energy efficiency features in building design), construction (e.g., use of reduced emission construction equipment), operational features (e.g., provision of alternative forms of transportation and use of reduced emission vehicles and equipment), and/or participation in Bay Area Air Quality Management District air quality improvement programs to reduce emissions.			
				MM 4.8.1d	The County shall include a policy in the General Plan that requires all new County vehicles to conform with			

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				applicable emission standards at the time of purchase and throughout their use. The County will also purchase the lowest emitting vehicles commercially available to the maximum feasible to meet County vehicle needs.			
Impact 4.8.2 Implementation of the General Plan Update would lead to construction and new residential uses that could have wood burning devices. These activities would increase PM ₁₀ emissions for an area that already exceeds the State ambient air quality standards.	SU	SU	SU	MM 4.8.2 The County shall include the following as a policy in the General Plan: The County shall seek to reduce particulate emissions and avoid exceedences of state PM standards by: a) Providing information regarding low emitting fireplaces to property owners who are constructing or remodeling homes; b) Fireplaces or wood stoves in new developments with densities greater than one residential home per acre, shall comply with current EPA emission standards for wood-burning stoves or be fueled by natural gas; c) Disseminating information in support of the BAAQMD's "Spare the Air Tonight" program when particulate matter exceedences	SU	SU	SU

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>are projected to occur;</p> <p>d) Disseminating information regarding agricultural burn requirements established by the BAAQMD;</p> <p>e) Enforcing the winter grading deadlines established to protect water quality; and</p> <p>f) Requiring implementation of dust control measures during construction and grading activities and enforcing winter grading deadlines.</p>			
<p>Impact 4.8.3 Implementation of the General Plan Update may result in grading and increased construction that may impact air quality. These activities would impact air quality by increasing ozone precursor and particulate matter emissions for an area that already exceeds ambient air quality standards, and could also result in the release of hazardous air pollutants</p>	S	S	S	<p>MM 4.8.3a The County shall include a General Plan policy that requires the following dust control measures be applied to discretionary projects as appropriate. These measures are consistent with those recommended for use by the BAAQMD.</p> <p>a) For all construction and similar earth disturbing activities:</p> <ul style="list-style-type: none"> • Apply water on all active construction areas at least twice daily and more often when conditions warrant. • Cover all trucks hauling soil, sand and other loose materials or require all 	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
associated with diesel emissions, lead and asbestos.				<p>trucks to maintain at least two feet of freeboard.</p> <ul style="list-style-type: none"> • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites daily as needed to control dust. • Sweep all paved access roads, parking areas, and staging areas at construction sites and sweep streets daily if visible soil materials is carried onto adjacent public streets. • Implement the Napa County Conservation Regulations (Chapter 18.108 of County Code) where these regulations are applicable. <p>b) For sites greater than 4 acres in size:</p> <ul style="list-style-type: none"> • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas. • Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.) 			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<ul style="list-style-type: none"> • Limit traffic speeds on unpaved roads to 15 miles per hour. • Install appropriate erosion control measures to prevent silt runoff to public roadways. • Replant soil stabilizing vegetation in disturbed areas as quickly as possible. <p>c) For sites that are located adjacent to sensitive receptors or warrant additional controls:</p> <ul style="list-style-type: none"> • Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site. • Suspend grading activities when winds exceed 25 miles per hour (mph) and visible dust clouds cannot be prevented from extending beyond active construction areas. • Limit the area subject to excavation, grading and other construction activities at any one time. <p>MM 4.8.3b The County shall include a General Plan policy that requires that applicants seeking demolition permits</p>			

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>to demonstrate compliance with applicable BAAQMD requirements involving lead paint and asbestos containing materials (ACMs) designed to mitigate exposure to lead paint and asbestos.</p> <p>MM 4.8.3c The County shall include a General Plan policy that requires the development of maps identifying areas known and/or suspected to contain naturally occurring asbestos and shall require the use of enhanced dust suppression requirements and air quality monitoring (if determined necessary by the County and BAAQMD) for grading and construction projects consistent with applicable BAAQMD requirements to protect the public from exposure.</p> <p>MM 4.8.3d The County shall include a General Plan policy that requires the utilization of construction emission control measures recommended by BAAQMD that are appropriate for the specifics of the project (e.g., length of time of construction and distance from sensitive receptors). This may include the utilization of low emission construction equipment, restrictions on the length of time of use of certain heavy-duty construction equipment, and utilization of methods to reduce emissions from construction</p>			

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				equipment (alternative fuels, particulate matter traps and diesel particulate filters). These measures shall be made conditions of approval and/or mitigation to projects to ensure implementation.			
Impact 4.8.4 Implementation of the General Plan Update may locate new sensitive receptors near existing or future sources of odors. In addition, existing sensitive receptors could be affected by new sources of odors developed under the General Plan Update.	S	S	S	MM 4.8.4 The County shall include a General Plan policy that requires: <ul style="list-style-type: none"> When new development that would be a source of odors is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment shall be provided to reduce the potential exposure to acceptable levels. Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from BAAQMD. When new residential or other sensitive receptors are proposed near existing sources of odors, either adequate buffer distances shall be provided (based on recommendations and 	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment shall be provided to the source to reduce the potential exposure to acceptable levels.			
Impact 4.8.5 Implementation of the General Plan Update may locate new sensitive receptors near existing or future sources of toxic air contaminants (TACs). In addition, existing sensitive receptors could be affected by new sources of toxic air contaminants developed under the General Plan Update.	S	SU	SU	MM 4.8.5 The County shall include a General Plan policy that requires: <ul style="list-style-type: none"> When new development that would be a source of TACs is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment shall be provided to reduce the potential exposure to acceptable levels. Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from BAAQMD. When new residential or other sensitive receptors are proposed near existing sources of TACs, either adequate buffer distances shall be provided (based on recommendations and 	LS	SU	SU

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment shall be provided to the source to reduce the potential exposure to acceptable levels.			
Impact 4.8.6 Future growth in traffic could cause increases to carbon monoxide levels along County roadways. However, overall concentration would remain below health-based ambient air quality standards.	LS	LS	LS	None required.	LS	LS	LS
Impact 4.8.7 Implementation of the proposed General Plan Update would contribute to an increase in Greenhouse Gas (GHG) emissions from vehicle transportation, building energy use and possibly agricultural operations and may contribute to increases in atmospheric GHG concentrations.	SU	SU	SU	MM 4.8.7a The County shall include a policy in the General Plan that requires the County to conduct a greenhouse gas emission inventory analysis of all major emission sources by the year 2008 in a manner consistent with Assembly Bill 32, and then to seek reductions such that emissions are equivalent to year 1990 levels by the year 2020.	SU	SU	SU

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Higher concentrations of GHGs have been linked to the phenomenon of climate change.							
4.9 Human Health/Risk of Upset							
Impact 4.9.1 Land uses and development consistent with the proposed Napa County General Plan Update could result in the transport, use, and/or disposal of hazardous materials, which could result in exposure of such materials to the public either through routine use or due to accidental release.	LS	LS	LS	None required.	LS	LS	LS
Impact 4.9.2 Land uses or development associated with the proposed Napa County General Plan Update could result in the release of hazardous materials into the environment under reasonably foreseeable upset or	S	S	S	MM 4.9.2 The County shall include a General Plan policy that requires that all development projects that consist of sites that are suspected or known to contain hazardous materials (such as data contained in the BDR) and/or are identified in a hazardous material/waste search to be reviewed, tested, and remediated for potential hazardous materials in accordance with all local, state, and federal regulations. The County shall require	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
accident conditions.				written confirmation from applicable local, regional, state, and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the County approving site development or provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of development allowed on the remediated site as well as any special conditions and/or restrictions on future land uses.			
Impact 4.9.3 Land uses and development consistent with the proposed Napa County General Plan Update would locate land uses within in the vicinity of public use airports or private airstrips.	LS	S	S	Implement mitigation measure MM 4.2.2.	LS	LS	LS
Impact 4.9.4 Proposed land uses and/or changes in land use patterns that would occur as a result of implementation of the proposed Napa	LS	S	S	MM 4.9.4 The County shall include a General Plan policy that requires subsequent development proposals in the unincorporated community of Angwin, Napa Pipe site and the Pacific Coast/Boca site include provisions for adequate emergency access for evacuation as well as for	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				access by emergency vehicles consistent with the requirements of the County and Public Resources Code Section 4290 subject to County approval.			
Impact 4.9.5	LS	LS	LS	None required.	LS	LS	LS
4.10 Geology and Soils							
Impact 4.10.1	SU	SU	SU	MM 4.10.1 The County shall provide a policy in the General Plan that requires detailed geologic/seismic evaluation for all public and private projects (including modifications to existing projects and structures) located in or near known geologic/seismic hazards. The evaluation shall identify site design (such as setbacks from active faults and avoidance of on-site soil/geologic conditions that could become unstable or fail during a seismic event) and structural measures to prevent injury, death and	SU	SU	SU

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				catastrophic damage to structures and infrastructure improvements (such as pipelines, roadways and water surface impoundments not subject to regulation by the Division of Safety of Dams of the California Department of Water Resources) from seismic events or failure from other natural circumstances. This may include additional structural provisions beyond what is required by the Uniform Building Code (UBC) and the California Building Code (CBC).			
Impact 4.10.2 Land uses and development under the proposed Napa County General Plan Update may expose people, structures, and development to seismic-related ground failures including surface fault rupture, lateral spreading, lurching, liquefaction, as well as potential failure of dams and levees resulting in the risk of loss, injury, or death.	SU	SU	SU	MM 4.10.2 The County shall provide a policy in the General Plan that the County shall not accept dedication of roads (a) on or jeopardized by landslides, (b) in hilly areas or (c) in areas subject to liquefaction, subsidence or settlement, which, in the opinion of the Napa County Public Works Department, would require an excessive degree of maintenance and repair costs.	SU	SU	SU
Impact 4.10.3 Land uses and development under the proposed Napa County General Plan	LS	LS	LS	None required.	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Update is not expected to expose substantial numbers of people and structures to hazards associated with seismically induced tsunamis and seiches.							
Impact 4.10.4 Land uses and development under the proposed Napa County General Plan Update may expose people, structures, and development to slow or rapidly occurring down slope earth movement resulting in the risk of loss, injury, or death. This type of hazard can be triggered seismically, result from seasonal saturation of soils, erosion, or grading activities	SU	SU	SU	MM 4.10.4a The County shall provide a policy in the General Plan that as part of the review and approval of development and public work projects, the planting of vegetation on unstable slopes to protect structures at lower elevations or other appropriate measures shall be incorporated into the project design. Native plants should be considered for landscaping in the hills, to eliminate the need for supplemental watering which can promote earth movement. This shall be done in combination with implementation of applicable County Code provisions (e.g., Conservation Regulations). MM 4.10.4b The County shall provide a policy in the General Plan that (in combination with the implementation of County Code Chapter 18.108 [Conservation Regulations]) no extensive grading shall be permitted on slopes over 15 percent where landslides or other geologic hazards are present unless the hazard(s) are eliminated or reduced to a safe level to the	SU	SU	SU

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>satisfaction of the County.</p> <p>MM 4.10.4c The County shall provide a policy in the General Plan that lots on hillsides formed for resale as lots, rather than as part of a subdivision development, shall be large enough to provide flexibility in finding a stable buildable site and driveway location.</p>			
<p>Impact 4.10.5 Land uses and development under the proposed Napa County General Plan Update may expose people, structures, and development to the damaging effects of ground subsidence resulting in the risk of loss, injury, or death. This type of hazard can be triggered seismically, result from seasonal saturation of soils, or result from by grading activities.</p>	SU	SU	SU	Implement mitigation measures MM 4.10.1 and MM 4.10.2.	SU	SU	SU
<p>Impact 4.10.6 Land uses and development under proposed Napa County General Plan Update could expose property improvements and</p>	LS	LS	LS	None required.	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.10.7 Land uses and development under the proposed Napa County General Plan Update could impact areas where soils may be incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems and result in impacts to surface or groundwater resources.	LS	LS	LS	None required.	LS	LS	LS
Impact 4.10.8 Land uses and development under the proposed Napa County General Plan Update would not result in the substantial loss of availability of aggregate resources, which are locally important due to their use by the construction community in	LS	LS	LS	None required.	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
development of the area.							
4.11 Hydrology and Water Quality							
Impact 4.11.1 Residential, commercial, industrial, and public uses consistent with the proposed General Plan Update could introduce new and additional non-point source pollutants to downstream surface waters.	LS	LS	LS	None required.	LS	LS	LS
Impact 4.11.2 Land uses and development consistent with the proposed General Plan Update could result in increased soil erosion and sedimentation during construction activities, thereby degrading water quality in downstream waterways.	S	S	S	MM 4.11.2a The County shall provide a policy in the General Plan that requires continued implementation of Napa County Conservation Regulations (Chapter 18.108 of the County Code) and the Stormwater Management and Discharge Control Ordinance (Chapter 16.28 of the County Code) in order to mitigate surface water quality impacts consistent with and in compliance with applicable Basin Plans and Basin Plan amendments associated with implementation of the Napa River TMDL for sediment. Construction associated with subsequent projects and development activity in the County shall comply through the submittal of technical reports (e.g., erosion control plans and stormwater pollution prevention	LS	LS	LS

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				<p>plans) that demonstrate mitigation of soil erosion impacts to either (at a minimum) pre-development conditions or in compliance with the Basin Plan requirements and are protective to municipal water supply watersheds prior to construction commencing. These technical reports shall meet the requirements of County Code and will provide detailed information regarding site-specific geologic, soil, and hydrologic conditions and how proposed BMPs will function under site-specific conditions.</p> <p>MM 4.11.2b The County shall provide a policy in the General Plan that requires the establishment of water quality monitoring program(s) in order to track the effectiveness of temporary and permanent BMPs in the watersheds and implement corrective actions for identified water quality issues (in violation of Basin Plans and/or associated TMDLs) identified during monitoring.</p>			
Impact 4.11.3 Continued agricultural and resource development (e.g., timber harvesting and mineral resources extraction) land uses	S	S	S	MM 4.11.3a The County shall provide a policy in the General Plan that requires post development conditions not to increase 2-, 10-, 50- and 100-year events above pre-development peak flow rates. Subsequent projects in the County shall comply through the	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
under the proposed General Plan Update could result in an increase in sediment and nutrients in downstream waterways.				<p>MM 4.11.3b</p> <p>submittal of technical reports (e.g., associated with compliance with the County Conservation Regulations [Chapter 18.108 of the County Code]) that demonstrates compliance with this requirement.</p> <p>The County shall provide a policy in the General Plan that requires continued implementation of Napa County Conservation Regulations (Chapter 18.108 of the County Code) in order to mitigate surface water quality impacts from land use activities consistent with and in compliance with applicable Basin Plans and Basin Plan amendments associated with implementation of the Napa River TMDL for sediment, pathogens and nutrients. Subsequent projects and development activity in the County shall comply through the submittal of technical reports (e.g., erosion control plans) that demonstrate mitigation of potential water quality impacts to either (at a minimum) pre-development conditions or in compliance with the Basin Plan requirements and are protective to municipal water supply watersheds prior to construction commencing. These technical reports shall meet the requirements of County Code and will provide detailed information regarding site-specific</p>			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				geologic, soil, and hydrologic conditions and how proposed vineyard site design and management (e.g., proposed layout of vineyard, setbacks from waterways, drainage system and use of drip irrigation to apply fertilizers) and BMPs will function under site-specific conditions and their projected effectiveness in addressing sediment, nutrient, pesticides and other sources of water quality pollution.			
Impact 4.11.4 Implementation of the proposed General Plan Update under Alternatives B and C could introduce new and additional non-point source pollutants to downstream surface waters.	LS	S	S	The following mitigation measure would apply to Alternative B and C. MM 4.11.4 The County shall include the following into the General Plan and/or County Code Chapter 18.108, which will allow new vineyard development projects meeting criteria below to participate in a streamlined permitting process. The permit process shall require that an erosion control plan be developed and implemented for all disturbed lands where new cultivation is proposed. This permit process will require only County determination of "completeness," and no discretionary review. Conditions for participation in this ministerial permit process are described below.	LS	LS	LS

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>APPLICATION REQUIREMENTS</p> <p>The following application requirements will be mandatory:</p> <ul style="list-style-type: none"> • Erosion control plan • Geotechnical report • Hydrologic report • Water quality report • Groundwater report • Biological resources report • Cultural resources report <p>These reports must demonstrate compliance with applicable Napa County Conservation Regulations and compliance with the conditions as described below. The specific detailed requirements for these submissions and the completeness determination process shall be defined by Napa County in a subsequent formal amendment to the Conservation Regulations.</p> <p>Where the submitted application material does not demonstrate compliance with the conditions below, the application shall be denied. Where the submitted application material is incomplete, the County shall identify the information necessary to complete the application. Where the information submitted leaves uncertainty as to the ability of</p>			

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				<p>the project to comply with any one of the conditions below, and the applicant does not submit information that resolves the uncertainty, the application shall be denied.</p> <p>PROJECT CONDITIONS</p> <p>The following conditions must all be met, <u>without exception</u>, to qualify for a ministerial permit process:</p> <p>A. Project Area</p> <ul style="list-style-type: none"> • The project footprint must be less than 15 acres; or • The project must be less than 20 acre and include a net reduction of anthropogenic sedimentation by 50% (e.g. may include landslide repair/stabilization, restoration of roads or other legacy effects) or more per parcel. <p>B. Slope</p> <ul style="list-style-type: none"> • The project shall not occur or disturb in areas with a slope of 30 percent or 			

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				<p>greater.</p> <p>C. Surface Hydrology</p> <ul style="list-style-type: none"> The project and associated improvements (i.e., access roads, vineyard avenues, water supply developments and accessory uses) shall not result in any increase to peak flow discharges downstream of the project site or at the subbasin outlet. Peak discharges for 2-, 10-, 50-, 100- year recurrences under project conditions shall be compared to baseline (pre-project) conditions. <p>D. Groundwater Use</p> <ul style="list-style-type: none"> The project shall not lower groundwater levels offsite and shall not be located in the MST. The project shall not result in any reduction in summer baseflow contributions to either the groundwater aquifer or receiving waters (creeks, ponds, etc.) downstream of the site. 			

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				<p>E. Water Diversion/Water Transfers</p> <ul style="list-style-type: none"> The project shall not require a new appropriative surface water diversion. The project shall not require water transfer between existing subbasin (post-project water allocations in subbasin must be unchanged from pre-project subbasin condition). <p>F. Soil Loss/Productivity</p> <ul style="list-style-type: none"> The project shall not lead to an increase in soil loss. <p>G. Water Quality</p> <ul style="list-style-type: none"> The project shall not result in an increase in downstream sedimentation. The project application shall specifically identify BMP measures intended to treat water quality pollutants associated with fertilizers, pesticides, herbicides, petroleum-based pollutants and other pollutants anticipated to occur. It shall 			

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				<p>be demonstrated that these BMPs will mitigate potential water quality impacts to either (at a minimum) pre-development conditions or in compliance with the Basin Plan requirements and are protective to municipal water supply watersheds prior to construction commencing.</p> <p>H. Stream Setbacks</p> <ul style="list-style-type: none"> All projects shall provide for stream setbacks in excess of those required by Napa County's Conservation Regulations. If the stream setback areas are currently disturbed/denuded, the entire width of the required setback area shall be restored/revegetated with native vegetation adjacent to the waterway so as to provide a continuous riparian corridor within the setback area. <p>I. Biological Resources</p> <ul style="list-style-type: none"> A biological report prepared 			

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				<p>by a qualified biologist shall determine that none of following species or their habitat are found on the project site: special-status plant species (as defined in Table 4.5-1 in this DEIR); special-status mammals (other than bats), amphibian, reptile, or invertebrate species (as defined in Table 4.5-2 in this DEIR); threatened or endangered birds (as defined by Table 4.5-2); or threatened or endangered species not listed in DEIR Table 4.5-1 or 4.5-2 that may be subsequently listed as such under the California or federal Endangered Species Acts. If the biological report determines that non-listed special-status bird or bat species are present on the site, the requirements noted below for nesting bats and birds shall be followed.</p> <ul style="list-style-type: none"> The project shall not require conversion or loss of any of the communities identified as "communities of limited distribution" or "sensitive natural communities" in the 			

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				DEIR and BDR. <ul style="list-style-type: none"> The project shall not be located in core areas identified in adopted recovery plans for vernal pools, serpentine soil plants, and tiburon paintbrush or other core areas that may be identified by USFWS. The project shall not require fill in stream, wetland, or other waterbody within the jurisdiction of the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act, the California Department of Fish and Game under Section 1602 of the California Fish and Game Code, the Regional Water Quality Control Board under the Porter-Cologne Water Quality Control Act. (NOTE: The state permits noted herein are discretionary and thus require CEQA compliance and thus projects that involve such permits are <i>in toto</i> no longer consider "ministerial".) The project shall 			

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				<p>maintain/preserve at least 60% of the tree canopy cover and 40% of the shrubby and herbaceous cover present as of 1993 as part of land uses. If sensitive natural communities (as defined by the BDR), other than communities of limited distribution, are found on the site, the on-site preservation to meet the 60/40 requirements shall be biased towards preservation of the sensitive natural communities over other communities that may be present. Habitat to be maintained/preserved shall be contiguous.</p> <ul style="list-style-type: none"> • The project proponent shall implement the following elements to avoid disturbance to the roosts of special-status bats during the breeding season: <ul style="list-style-type: none"> - For ground disturbing activities occurring during the breeding season (March 1 through August 31), a qualified bat biologist shall conduct preconstruction 			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>surveys of all potential bat breeding habitat within 200 feet of grading or earthmoving activities. If active roosts are identified during preconstruction surveys, a no-disturbance buffer acceptable in size to the California Department of Fish and Game (CDFG) would be created around active bat roosts during the breeding season. Preconstruction surveys shall be conducted no greater than 2 weeks prior to the commencement of any earthmoving activities and/or vegetation removal.</p> <p>- If preconstruction surveys indicate that roosts are inactive or potential habitat is unoccupied during the earthmoving period, no further mitigation is required. Trees and shrubs that have been determined to be</p>			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>unoccupied by special-status bats or that are located more than 200 feet from active roosts may be removed. This buffer may be modified in coordination with CDFG.</p> <ul style="list-style-type: none"> • The project proponent shall implement the following elements to avoid disturbing special-status bird nests: <ul style="list-style-type: none"> - For ground disturbing activities occurring during the breeding season (March 1 through July 31)[1], a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat for birds within 500 feet of earthmoving activities. Preconstruction surveys shall be conducted no greater than 2 weeks prior to the commencement of any grading and vegetation removal. - If active bird nests are 			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>found during preconstruction surveys, a 500-foot no-disturbance buffer shall be created around active raptor nests during the breeding season or until it is determined that all young have fledged. A 250-foot buffer zone would be created around the nests of other special-status birds. These buffer zones are consistent with CDFG avoidance guidelines, however, they may be modified in coordination with CDFG based on existing conditions at the project site.</p> <p>- If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs that have been determined to be unoccupied by special</p>			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>status birds or that are located 500 feet from active nests may be removed.</p> <ul style="list-style-type: none"> All wildlife exclusion fencing on the parcel shall be limited to the vineyard block areas only to minimize the effect on wildlife movement. In cases where wildlife exclusion fencing exists on the parcel, such fencing shall be removed to reestablish adequate wildlife movement. <p>J. Cultural Resources</p> <ul style="list-style-type: none"> A cultural resource report prepared by a qualified cultural resource specialist (as determined by Napa County) shall demonstrate that no significant cultural resources are present on the site and the potential to encounter buried cultural resources is low. "Significant cultural resources" are defined as those resources meeting the definition under CEQA as "significant" including, but 			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>not limited to resources considered eligible for the California Register of Historic Resources and the National Register of Historic Places.</p> <ul style="list-style-type: none"> If a cultural resource is discovered during project construction or operation, the project applicant shall cease all activity within the vicinity of the resource, shall contact Napa County immediately, and shall apply for and obtain authorization for vineyard activity through the non-ministerial permit process applicable at the time, including any and all CEQA processing. <p>K. Construction timing</p> <ul style="list-style-type: none"> All project staging and grading shall be conducted between April 1 and September 1. All best management practices shall be installed by September 30. <p>L. Monitoring</p>			

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				<ul style="list-style-type: none"> Project applicants shall agree to allow field monitoring by Napa County (and their agents) of their vineyard and adjacent areas under their control in order to verify compliance with project conditions and to support ecosystem management goals in Napa County. Monitoring for assessment of baseline project conditions may occur prior to acceptance of project into ministerial permit process. Monitoring for project compliance with terms and conditions of the ministerial process may occur during construction or following construction. Project applications shall agree to monitor their ground water levels annually at the beginning and end of each water year (October 1st of one year and September 30th of the next) and provide the County with annual well logs documenting these on-site water levels for the duration of vineyard operations authorized by the ministerial 			

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				permit. M. Limitations <ul style="list-style-type: none"> • A ministerial permit may only be used for one project per parcel. • Applications for ministerial permits wherein subdivision of land in 2007 or after has been pursued for the sole purpose of qualifying multiple projects for ministerial permits shall be denied. • Ministerial permits may not be used for any parcel wherein a discretionary vineyard project has been approved in 2007 or after. N. Unique Circumstances <ul style="list-style-type: none"> • Ministerial permits may not be used for projects that include any of the following unique circumstances: <ul style="list-style-type: none"> - The project is located in a designated Mineral Resource Area 			

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				- The project includes any new visitor-serving uses (tasting rooms, etc.)			
Impact 4.11.5 Continued land uses and development under the proposed General Plan Update would increase demand on groundwater supplies, and the associated increased well pumping could therefore result in the decline of groundwater level and accelerated overdraft.	SU	SU	SU	<p>MM 4.11.5a The County shall include a policy in the General Plan that requires the continued demonstration of adequate groundwater supply for new projects prior to approval of well and groundwater permits as well as protective provisions for the MST, Pope Valley, Chiles Valley, Capell Valley and Carneros groundwater basins set forth under County Code Chapter 13.12 (Wells) and 13.15 (Groundwater Conservation). This technical information shall be provided in combination with other County required application submittals (e.g., erosion control plan applications as required under County Code Chapter 18.108</p> <p>MM 4.11.5b The County shall include a policy in the General Plan that requires that all projects located within identified areas of groundwater recharge to be designed to (at minimum) maintain a site's pre-development groundwater recharge potential. Implementation could include</p>	SU	SU	SU

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>limitations on impervious surfaces, project design characteristics, water impoundments (retention/detention structures), use of permeable paving materials, bioswales, water gardens, and cisterns, and other measures to increase runoff retention, protect water quality, and enhance groundwater recharge.</p> <p>MM 4.11.5c The County shall include a policy in the General Plan that requires the use of water conservation measures on urban development projects to improve water use efficiency and reduce overall water demand. Reduce potable water demand through conservation measures, including but not limited to, the following:</p> <ul style="list-style-type: none"> a) Work cooperatively with all water providers and developers to incorporate conservation measures into project designs (such as those recommended by the California Urban Water Conservation Council). b) Coordinate with water providers to continue to develop and implement water drought 			

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				<p>contingency plans to assist citizens and businesses in reducing water use during periods of water shortages and emergencies.</p> <p>c) Revise the County Code to include a Water-Efficient Landscape Ordinance to encourage, or as appropriate, require the use of water-efficient landscaping consistent with AB 325.</p> <p>MM 4.11.5d The County shall include a policy in the General Plan that maximize the use of recycled water as an irrigation (non-potable) water source for vineyards, agricultural activities and other irrigation opportunities in the County.</p> <p>MM 4.11.5e The County shall include a policy in the General Plan that requires pump tests or hydrogeologic studies be conducted for all new high-capacity wells, including high-capacity agricultural production wells, where there may be a potential to adversely affect existing adjacent domestic or water system wells. The County shall not allow the operation of any new wells for which pump tests or</p>			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>hydrogeologic studies show the potential for significant adverse well interference or substantial reductions in groundwater discharge to surface waters that would alter critical flows to sustain riparian habitat and fisheries. The County shall also not allow the drilling or operation of any new wells in known areas of saltwater intrusion until such time as a program has been approved and funded which will minimize or avoid expansion of salt water intrusion into useable groundwater supplies.</p> <p>Implement mitigation measure MM 4.11.4</p>			
<p>Impact 4.11.6 Land uses and development associated with the proposed General Plan Update could result in an increase in the number of private wells in unincorporated areas of the County. Approval of wells in these areas could result in well interference impacts.</p>	S	S	S	Implement mitigation measure MM 4.11.5e and MM 4.11.4.	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.11.7 Land Use and development under the proposed General Plan Update would result in alterations to existing drainage patterns. Such changes would increase erosion, both in overland flow paths and in drainage swales and creeks.	S	S	S	Implement mitigation measures MM 4.11.3a and MM 4.11.3b.	LS	LS	LS
Impact 4.11.8 Land Use and development under the proposed General Plan Update would result in alterations to existing upland drainage patterns. Such changes would increase erosion, both in overland flow paths and in drainage swales on hillsides.	S	S	S	Implement mitigation measures MM 4.11.3a, MM 4.11.3b and MM 4.11.2a.	LS	LS	LS
Impact 4.11.9 Land uses and development under the proposed General Plan Update would result in increases in stormwater runoff and peak discharge. Existing storm drain systems, including urban creeks and	S	S	S	MM 4.11.9 The County shall include a policy in the General Plan that requires that subsequent projects to include drainage improvements that ensure no new or increased flooding impacts on adjoining parcels or upstream and downstream areas. Implement mitigation measures as MM 4.11.3a and MM	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
rivers, may be incapable of accommodating increased flows, potentially resulting in increased on- or off-site flooding.				4.11.4			
Impact 4.11.10 Land uses and development under the proposed General Plan Update would allow continued development in 100-Year Flood Hazard Areas.	LS	LS	LS	None required.	LS	LS	LS
Impact 4.11.11 New vineyard development could result in increased 100-year peak discharge rates and water surface elevations	S	S	S	Implement mitigation measure MM 4.11.9, MM 4.11.3a and MM 4.11.4.	LS	LS	LS
4.12 Cultural and Paleontological Resources							
Impact 4.12.1 Implementation of the land uses and development under the proposed Napa County General Plan Update could result in the potential disturbance of archaeological resources (i.e.,	S	S	S	MM 4.12.1 The County shall provide a policy in the General Plan that requires all discretionary projects involving ground disturbing activity to comply with the following standards: <ul style="list-style-type: none"> Retain the services of a qualified archaeologist to conduct archival research and/or pre-construction cultural resource investigations 	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
prehistoric and historic sites), paleontological resources and human remains.				<p>on sites identified as having cultural resource sensitivity in Baseline Data Report Map 14-3, which may be updated from time to time. Where archaeological resources are discovered that are determined to be eligible for the California Register of Historic Resources, implement measures for the protection of the identified archaeological resources consistent with the provisions of Public Resources Code Section 21083.2. These measures may include, but are not limited to: excavation of the archaeological resource by qualified archaeologists leading to curation of recovered materials and publication of resulting information and analysis, and avoidance or capping of the cultural resource site. The results of archival research and/or pre-construction investigations shall be provided to the County for review, along with recommendations regarding construction measures (e.g. excavation and recovery or avoidance), prior to the commencement of construction.</p> <ul style="list-style-type: none"> The Napa County Planning Department shall be notified 			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>immediately if any prehistoric or historic artifacts or paleontological resources (e.g., fossils) are uncovered during construction. All construction shall stop in vicinity of the discovery and a qualified archaeologist shall be retained to evaluate the finds and recommend appropriate action prior to re-commencement of construction. Appropriate action may include data collection, and/or recovery of significant artifacts, project redesign to avoid the resource, and shall always include preparation of a written report documenting the find and describing steps taken to evaluate and protect significant resources.</p> <ul style="list-style-type: none"> The Napa County Planning Department shall be notified immediately if any human remains are uncovered during construction. All construction shall stop in vicinity of any uncovered human remains, and the County Coroner shall be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA 			

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				<p>Guidelines Section 15064.5 (d) and (e) shall be followed.</p> <ul style="list-style-type: none"> If the project area is determined sensitive for paleontological resources, a qualified paleontologist shall be retained to recommend appropriate actions. Appropriate action may include avoidance, preservation in place, excavation, documentation, and/or data recovery, and shall always include preparation of a written report documenting the find and describing steps taken to evaluate and protect significant resources. 			
<p>Impact 4.12.2 Projected development under the proposed Napa County General Plan Update could result in the substantial alteration or demolition of significant historic architectural resources (e.g., buildings, structures, and/or stone walls).</p>	SU	SU	SU	<p>MM 4.12.2 The County shall provide a policy in the General Plan that requires all discretionary projects involving potential historic architectural resources meet the following requirements prior to issuance of any permits:</p> <ul style="list-style-type: none"> Require an evaluation of the eligibility of potential architectural resources for inclusion in the NRHP and the CRHR by a qualified architectural historian. When historic architectural resources that are either listed in or determined eligible for inclusion in the 	SU	SU	SU

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2.0 EXECUTIVE SUMMARY

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>NRHP or the CRHR are proposed for demolition or modification, require an evaluation of the proposal by a qualified preservation architect to determine whether it complies with the Secretary of the Interior's Standards for Preservation Projects. In the event that the proposal is determined not to comply with the Secretary of the Interior's standards, the preservation architect shall recommend modifications to the project design for consideration by the County and for consideration and possible implementation by the project proponent. These recommendations may include modification of the design, re-use of the structure, or avoidance of the structure.</p>			
4.13 Public Services and Utilities							
<p>Impact 4.13.1.1 Land uses and development under the proposed Napa County General Plan Update would increase the demand for additional fire protection and emergency medical</p>	S	S	S	<p>MM 4.13.1.1a The County shall include a General Plan policy that requires that facilities constructed in caves shall be required to conform to access and fire suppression requirements as determined by the Napa County Fire Department base on the cave's use or occupancy.</p>	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
services and facilities, which may result in physical environmental impacts.				<p>MM 4.13.1.1b The County shall include a General Plan policy that requires that all new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment to verify compliance with applicable requirements as to:</p> <ul style="list-style-type: none"> • Adequacy of water supply for firefighting. • Site design for fire department access in and equipment in and around structures. • Ability for a safe and efficient fire department response. • Site-specific built-in fire protection features. <p>MM 4.13.1.1c The County shall include a General Plan policy that requires that water wells and other critical infrastructure intended for emergency use shall be provided with a source of alternate power.</p>			
Impact 4.13.2.1 Land uses and development under the proposed Napa County General Plan Update would	LS	S	S	MM 4.13.2.1a The County shall include a General Plan policy that requires that all new multifamily residential developments and non-residential developments resulting in substantial concentrations of daytime or nighttime populations to	LS	LS	LS

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2.0 EXECUTIVE SUMMARY

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
increase the demand for law enforcement services.				<p>MM 4.13.2.1b consult with County law enforcement to determine the need for special services and/or additional facilities, and to determine how those services and/or facilities can be provided prior to project approval. If the proposed project is adjacent to or within an incorporated city/town, consultation with their law enforcement agency shall also be required.</p> <p>New public safety facilities shall be located within already developed (i.e. non-agricultural) areas of the County and the County shall require site-specific analysis of new public safety facilities prior to their construction.</p>			
Impact 4.13.3.1 Land uses and development under the proposed General Plan Update would increase the demand for additional sources of potable and irrigation water as well as additional or expanded treatment and distribution facilities to meet projected demands at year 2030 and at year 2050.	SU	SU	SU	<p>MM 4.13.3.1a The County shall include a policy in the General Plan that requires the County to periodically review its groundwater ordinance based on available studies and monitoring data, and shall review all discretionary projects proposing the use of groundwater to ensure they will not significantly impact groundwater availability or use over the long term. In some areas, this analysis may utilize quantitative standards based on technical studies and established by ordinance; in other areas, this analysis may involve comparing the projected rate of groundwater use to the calculated rate of recharge. The most</p>	SU	SU	SU

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				<p>MM 4.13.3.1b detailed review and the most stringent standards will be applied in officially designated groundwater deficient areas, such as the MST.</p> <p>The County shall include a policy in the General Plan that requires verification of adequate water supply and distribution facilities for development projects prior to their approvals. This will include (as applicable) coordination with the cities, public and private water purveyors to verify water supply adequacy and may be satisfied as part of compliance with County Code provisions and/or state law requirements (i.e., Senate Bill 610 and Senate Bill 221).</p>			
<p>Impact 4.13.4.1 Land uses and development under the proposed Napa County General Plan Update would require additional sewer treatment capacity and conveyance facilities to accommodate the increase in demand.</p>	S	S	S	<p>MM 4.13.4.1 The County shall include a policy in the General Plan that requires (as part of continued implementation of County Code Title 13 Division 2 provisions associated with sewer systems) verification of adequate wastewater service for development projects prior to their approvals. This will include coordination with wastewater service purveyors to verify adequate capacity and infrastructure either exists or will be available upon operation of the development project.</p>	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.13.5.1 Land uses and development under the proposed Napa County General Plan Update would increase solid waste generation and the demand for related services	LS	LS	LS	None required.	LS	LS	LS
Impact 4.13.6.1 Land uses and development under the proposed Napa County General Plan Update would increase population and subsequent student enrollment in the County District's schools and may require the construction of new school facilities to serve the increased demand.	LS	LS	LS	None required.	LS	LS	LS
Impact 4.13.7.1 Land uses and development under the proposed Napa County General Plan Update would increase energy use and the demand for electrical and natural gas facilities and related infrastructure.	LS	LS	LS	None required.	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.13.8.1 Land uses and development under the proposed Napa County General Plan Update would increase the demand for the social services.	LS	LS	LS	None required.	LS	LS	LS
Impact 4.13.9.1 Land uses and development under the proposed Napa County General Plan Update would increase population that result in an increase in the demand for recreational opportunities and facilities.	S	S	S	<p>MM 4.13.9.1a The County shall include a policy in the General Plan that increases (by the year 2030) the amount of dedicated open space available, improved and managed for nature-based recreation by the general public by improving access to existing public lands and by selective public acquisition from willing landowners of fee title ownership, easements, and/or license agreements over high priority open space lands.</p> <p>MM 4.13.9.1b The County shall include a policy in the General Plan that increases (by the year 2030) the number and length of non-motorized, off-street trails available for walkers, joggers, bicyclists and equestrians. This will include provisions for the completion of the San Francisco Bay Trail through the County and sections of the Bay Area Ridge Trail.</p> <p>MM 4.13.9.1c The County shall include a policy in the General Plan that (by the year 2030) that ensures that the majority of</p>	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C		
				<p>Napa County residents live within close proximity of parks offering a variety of nature-based recreation opportunities by at least doubling the acreage of publicly accessible open space within a 15-minute driving time of each of the county's four cities and one town.</p> <p>The following mitigation measure would apply to Alternatives B and C.</p> <p>MM 4.13.9.1e The County shall include a policy in the General Plan that requires the development of recreation facilities and/or participation in the funding of planned recreation facilities (e.g., parkland dedication fees) for anticipated multifamily development in the unincorporated community of Angwin and at the Napa Pipe, Pacific Coast/Boca sites and County-owned sites within the City of Napa.</p>					
4.14 Visual Resources/Light and Glare									
Impact 4.14.1	Land uses and development under the proposed General Plan Update could result in potential alterations to designated scenic resources within the County and could	S	S	S	MM 4.14.1a	The County shall provide a policy in the General Plan that requires continued implementation of Napa County Viewshed Protection Program (Chapter 18.106 of the County Code) and will apply the protective provisions of this Program on all public projects, including any trail improvements that would affect	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
alter or degrade existing views or visual quality of the County.				<p>ridgelines subject to the Program.</p> <p>MM 4.14.1b The County shall provide a policy in the General Plan that requires retention of trees along public roadways on forested lands proposed for conversion to vineyard or non-agricultural activity in order to retain the existing landscape characteristics of the site (as viewed from public roadways) and screen the proposed development.</p> <p>MM 4.14.1c The County shall provide a policy in the General Plan that, to the maximum extent allowed by law, new telecommunication facilities and transmission lines shall not be located within view of any County designated scenic roadway unless they are sited and designed so as to blend with the existing landscape characteristics of the area.</p> <p>The following mitigation measures would apply to Alternatives B and C:</p> <p>MM 4.14.1d The County shall provide a policy in the General Plan that requires new roadway construction or expansion to retain the current landscape characteristics of County designated scenic roadways. This will include retention of existing trees to the maximum extent feasible and</p>			

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>required revegetation and recontouring of disturbed areas to match the existing landscape characteristics of areas along roadway improvements.</p> <p>MM 4.14.1e The County shall provide a policy in the General Plan that requires development projects on County owned sites within the City of Napa to be designed to be visually compatible with their surroundings in terms of use, scale, and materials.</p> <p>The following mitigation measure would apply to Alternative C:</p> <p>MM 4.14.1f Prior to annexation of any land to the City of American Canyon with slopes of greater than 15%, The County and the City shall agree that such lands remain as dedicated public open space.</p>			
<p>Impact 4.14.2 New development under the proposed General Plan Update would create new sources of daytime glare, and could change nighttime lighting and illumination levels in the County.</p>	S	S	S	<p>MM 4.14.2a As part of planned roadway improvements identified under the Circulation Element, the County shall include a General Plan policy that requires the installation of landscaping with major roadway improvements (e.g., widening of Highway 12 in Jamieson Canyon) in areas identified where vehicle headlights would generate glare on existing residences.</p>	LS	LS	LS

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				<p>MM 4.14.2b The County shall provide a policy in the General Plan that street lighting on County roadways shall be limited to the minimum amount needed for public safety and shall be designed to focus light where it is needed (e.g., intersections). Street lights shall consist of fixtures that are designed to block illumination of adjoining properties and prohibit light rays emitted from the fixture at angles above the horizontal plane.</p> <p>MM 4.14.2c The County shall provide a policy in the General Plan that requires the design of buildings visible from County designated scenic roadways that avoid the use of reflective building materials that could cause glare.</p> <p>MM 4.14.2d The County shall provide a policy in the General Plan that nighttime lighting associated with new development shall be designed to limit upward and sideways spillover of light. Standards shall be as specified in the most recent update of the "Nonresidential Compliance Manual for California's 2005 Energy Efficiency Standards" or the "Residential Compliance Manual for California's 2005 Energy Efficiency Standards" published by the state.</p>			

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