

TABLE 1-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
4.1 Aesthetics			
Impact 4.1-1: The Proposed Project would not have a substantial adverse effect on a scenic vista. There is a less-than-significant impact.	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.1-2: The Proposed Project would not substantially damage scenic resources, such as scenic highway corridors and scenic landscape units. There is a less-than-significant impact.	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.1-3: The Proposed Project would not substantially degrade the existing visual character of the site and its surroundings. There is a less-than-significant impact.	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.1-4: The Proposed Project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. There is a less-than-significant impact.	Less than Significant	No mitigation is necessary.	Not Applicable
4.2 Agriculture and Forestry			
Impact 4.2-1: The Proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact.	No Impact	No mitigation is necessary.	Not Applicable
Impact 4.2-2: The Proposed Project would not conflict with existing zoning or cause rezoning of forestland, timberland, or timberland zoned Timberland. Less-than-significant..	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.2-3: The Proposed Project would result in the loss of local forestland through conversion of forestland to non-forest use; however, the loss would be considered a less-than-significant impact to forestland of the County and State. Less-than-significant.	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.2-4: The Proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or conversion of forest and to non-forest use. Less-than-Significant..	Less than Significant	No mitigation is necessary.	Not Applicable
4.3 Air Quality			
Impact 4.3-1: During construction, timber harvest, land clearing, earthmoving, movement of vehicles, and wind erosion of exposed soil, implementation of the Proposed	Potentially Significant	Mitigation Measure 4.3-1 A. The Applicant shall implement a fugitive dust abatement program during construction to further	Less than Significant

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<p>Project may have the potential to cause nuisance related to fugitive dust and exceedance of applicable BAAQMD thresholds for a criteria pollutant. .</p>		<p>reduce fugitive dust, PM₁₀, and PM_{2.5} emissions, which shall include the following elements:</p> <ul style="list-style-type: none"> ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. ▪ Cover all exposed dirt stockpiles. ▪ Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent paved streets. ▪ Limit traffic speeds on unpaved roads to 15 miles per hour (mph). ▪ Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph. ▪ Post a publicly visible sign with the telephone number and person to contact at Napa County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. <p>B. The Applicant shall implement the required basic construction reduction measures as recommended by the BAAQMD's 2017 CEQA Guidelines during the construction of the Proposed Project, which shall include the following elements:</p> <ul style="list-style-type: none"> ▪ Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. ▪ Roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. ▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 	

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		<ul style="list-style-type: none"> ▪ Construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. 	
<p>Impact 4.3-2: Operation of the Proposed Project would result in additional vehicles trips to the project site, resulting in increased criteria pollutant emissions; however, criteria pollutant emissions would not exceed the BAAQMD thresholds. Less-than-significant impact.</p>	Less than Significant	No mitigation is necessary.	Not Applicable
<p>Impact 4.3-3: Construction of the Proposed Project would increase traffic volumes on local roadways, resulting in potential changes to increase CO levels at local roadway intersections. Less-than-significant impact.</p>	Potentially Significant	See Reduction Measure 4.3-1 above.	Less than Significant
<p>Impact 4.3-4: Project emissions have the potential to cause distress to sensitive receptors. However, project-related emissions would not be substantial. Less-than-significant impact.</p>	Less than Significant	No mitigation is necessary.	Not Applicable
<p>Impact 4.3-5: Project operation could result in operational odors. However, odors from operation would not be substantial. Less-than-significant impact.</p>	Less than Significant	No mitigation is necessary.	Not Applicable
4.4 Biological Resources			
<p>Impact 4.4-1: Implementation of the Proposed Project could have a substantial adverse effect, either directly or through habitat modification, on species identified as a candidate, sensitive, or special-status in local or regional plans, policies, or regulations, or by the CDFW or USFWS.</p>	Potentially Significant	<p>Mitigation Measure 4.4-1:</p> <ul style="list-style-type: none"> ▪ Should ground-disturbing activities associated with the Proposed Project occur during the general nesting season (February 15 to September 15), a preconstruction nesting bird survey shall be conducted no more than 14 days prior to the start of ground disturbing activities. Areas within 500 feet of construction shall be surveyed for active nests. ▪ Should an active nest be identified, an avoidance buffer shall be established based on the needs of the species identified and pursuant to consultation with the Lead Agency, CDFW, and/or USFWS prior to initiation of ground-disturbing activities. Avoidance buffers may vary in size depending on habitat characteristics, project-related activities, and disturbance levels. Construction fencing shall be applied along the outermost perimeter of the avoidance buffer and verified by the Lead Agency or qualified biologist. Avoidance buffers and construction fencing shall remain in place until the end of the general nesting season or upon determination 	Less than Significant

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		<p>by a qualified biologist that young have fledged or the nest has failed.</p> <ul style="list-style-type: none"> ▪ Should ground disturbance commence later than 14 days from the survey date, an additional preconstruction survey shall be conducted prior to reinitiating work. ▪ Should work activity cease for 5 days or greater during the breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity. ▪ Survey results shall be provided to the Lead Agency, CDFW, and/or USFWS prior to the initiation of ground-disturbing activities. <p>Mitigation Measure 4.4-2:The applicant shall submit the following changes to the Proposed Project to the County for approval:</p> <p>The final project design shall identify changes to clearing limits for Block E1 and Block D1 to avoid potential special-status bat habitat located within clearing limits. The change in design would result in the avoidance of the three trees designated as potential roosting habitat for special-status bats as shown on Figure 4.4-1. Proposed avoidance would result in the preservation of 100 percent of the identified roosting habitat on the property.</p> <p>Mitigation Measure 4.4-3: The following measures shall be enacted prior to construction or after delays in vegetation removal activities:</p> <ul style="list-style-type: none"> ▪ For earth-disturbing activities occurring during the breeding season (March 1 through August 31), a qualified biologist shall conduct pre-construction surveys of potential bat roosting habitat suitable for special-status bats within 200 feet of earthmoving activities. ▪ If active special-status bat roosts are found during pre-construction surveys, the biologists shall submit an avoidance plan to CDFW for review and acceptance. A no-disturbance buffer (acceptable in size to CDFW) will be created around active bat roosts during the breeding season or until it is determined that young have become sufficiently volant to change roosts. The avoidance plan shall evaluate the length of time of disturbance, equipment noise, and type of habitat present at the project site. ▪ If pre-construction surveys indicate that roosts are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. 	

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		<ul style="list-style-type: none"> ▪ If vegetation removal activities are delayed or suspended for more than two weeks after the pre-construction survey, the areas shall be resurveyed. 	
<p>Impact 4.4-2: Implementation of the Proposed Project could have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS</p>	<p>Potentially Significant</p>	<p>Avoidance Measure 4.4-4: Ponderosa Pine Alliance on the project site shall be avoided through project design and demarcation. A qualified biologist or forester shall place orange construction fencing around the outermost edge of the Ponderosa Pine habitat in areas adjacent to clearing limits along Block E1 and Block E2 prior to ground-disturbing activities to ensure protection. In areas not adjacent to clearing limits, flagging will be used in lieu of fencing to allow for wildlife access and demarcate the protected area. Areas harvested for timber will be demarcated with different flagging to clearly delineate between harvest areas and protected areas.</p> <p>Mitigation Measure 4.4-5</p> <ul style="list-style-type: none"> ▪ Populations of Napa false indigo and narrow-anthered California brodiaea shall be avoided with no less than a 25-foot buffer. A qualified biologist shall place construction fencing around the buffer perimeter of populations prior to ground-disturbing activities to ensure protection of special-status plant populations. The avoidance buffer and construction fencing shall remain in place throughout duration of construction. ▪ A preconstruction survey shall be conducted prior to the time of fence placement to identify additional populations of the two special-status plant species, should they occur. Should additional populations be identified outside of clearing limits, the 25-foot buffer and fencing shall be applied. Should additional populations be identified within clearing limits, the County shall be contacted to determine the appropriate course of action prior to construction commencement. <p>Mitigation Measure 4.4-6</p> <ul style="list-style-type: none"> ▪ A qualified biologist shall conduct an environmental awareness training session for the property owner and work personnel prior to development of the Proposed Project. Training shall include the identification of Napa false indigo and narrow-anthered California brodiaea, associated habits, existing avoided populations identified on the property, and procedures to follow should they be encountered in other areas over time. 	<p>Less than Significant</p>

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		<ul style="list-style-type: none"> ▪ Supporting materials containing training information shall be prepared and distributed. Work personnel joining the work crew after the training session shall receive the same training and supporting materials from the property owner prior to beginning work. ▪ Upon completion of training, the property owner and work personnel shall sign a form stating that they have attended and understood the training. Proof of this instruction will be kept on file with the property owner and submitted to the County. Copies of signed forms will be submitted to the County monthly as additional training occurs for new employees. 	
<p>Impact 4.4-3: Implementation of the Proposed Project could have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, and coastal estuaries) through direct removal, filling, hydrological interruption, or other means.</p>	Potentially Significant	<p>Mitigation Measures 4.4-4, 4.8-1, 4.8-2, and 4.8-3</p>	Less than Significant
<p>Impact 4.4-4: Implementation of the Proposed Project would not interfere substantially with the movement of native resident or migratory fish species, but could interfere with native resident or migratory wildlife species, with established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites</p>	Potentially Significant	<p>Mitigation Measure 4.4-7: The applicant shall submit the following changes to the Proposed Project to the County for approval:</p> <p>The final project design shall identify changes to clearing limits to Block E1 and/or Block E2 to increase the distance between the two blocks to at least 100 feet. The change in design would result in a greater width between Blocks E1 and E2 to maintain wildlife movement through the area.</p>	Less than Significant
<p>Impact 4.4-5: Implementation of the Proposed Project could conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, specifically the Oak Woodlands Preservation Act (PRC Section 21083.4) and local Napa County policies</p>	Potentially Significant	<p>Mitigation Measure 4.4-8</p> <ul style="list-style-type: none"> ▪ Native oak trees within close proximity to the project site shall be protected from vineyard ground-disturbing activities. Prior to site preparation, the contractor shall be informed of the need to protect the root zone of surrounding oak trees. Heavy equipment intrusion and parking under the drip line shall be restricted to protect oak tree roots. The drip line of remaining trees adjacent to clearing activities shall be flagged around the drip line to protect oak tree roots from equipment intrusion. ▪ The remaining 15.39 acres of oak woodland located outside of clearing limits shall be designated for preservation in a mitigation easement with a County-approved organization or other means of permanent protection. Land placed in 	Less than Significant

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		protection shall be restricted from development and other uses that would potentially degrade the quality of the habitat, including, but not limited to, conversion to other land uses such as agriculture or urban development, and/or excessive off-road vehicle use that significantly increases erosion. The exact area to be conserved shall be determined and appropriately delineated through consultation between the Applicant and the County, and recorded prior to commencement of any land clearing associated with the Proposed Project with the Napa County Recorder's office.	
Impact 4.4-6: Implementation of the Proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	No Impact	No mitigation is necessary.	Not Applicable
4.5 Cultural Resources			
Impact 4.5-1: Cause a substantial adverse change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5.	Potentially Significant	<p>Mitigation Measure 4.5-1:</p> <p>A. Should any cultural resources, such as wells, foundations, or debris, or unusual amounts of bone, stone or shell, artifacts, burned or baked soils, or charcoal be encountered during onsite construction activities, construction within 50 feet of these materials shall halt immediately and the construction supervisor shall notify the County and Applicant. A qualified professional archaeologist shall be retained to determine the significance of the discovery. If the find appears to be eligible for listing to the CRHR, the archaeologist and consulting parties, including the Native American community if the discovery is prehistoric, shall develop appropriate mitigation measures to mitigate construction impacts. Mitigation may include documentation, testing, data recovery, construction monitoring, or other measures; all efforts shall be documented according to current professional standards. Construction in the vicinity of the find shall not resume until mitigation has been completed.</p> <p>B. If paleontological resources (e.g., fossils) are encountered, work shall halt immediately within 100 feet of the discovery, and the construction supervisor shall notify the County and Applicant. A qualified professional paleontologist or registered geologist shall be retained to assess the significance of the</p>	Less than Significant

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		<p>find and to determine appropriate actions, in cooperation with the County and Applicant. Such measures may include avoidance, preservation in place, excavation, documentation, curation, or data recovery. The paleontologist shall submit a follow-up report to the County, which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils. Construction in the vicinity of the find shall not resume until mitigation has been completed.</p> <p>C. If human remains are uncovered during project construction, pursuant to PRC Section 5097.98 and Section 7050.5 of the California Health and Safety Code, all activities within a 100-foot radius of the find shall be halted immediately, and the construction supervisor shall notify the County and Applicant. The County shall immediately notify the County coroner. California law recognizes the need to protect interred human remains, particularly Native American burials and items of cultural patrimony, from vandalism and inadvertent destruction. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the NAHC by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). The County shall contact the Most Likely Descendent (MLD), as determined by the NAHC, regarding the remains. The MLD, in cooperation with the County and a qualified professional archaeologist, shall develop a plan of action to avoid or minimize significant effects to the human remains prior to resumption of ground-disturbing activities.</p>	
Impact 4.5-2: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Potentially Significant	Mitigation Measure 4.5-1: See Mitigation Measure 4.5-1 above.	Less than Significant
Impact 4.5-3: Disturb human remains, including those interred outside of formal cemeteries.	Potentially Significant	Mitigation Measure 4.5-1: See Mitigation Measure 4.5-1 above.	Less than Significant
Impact 4.5-4: : Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American	Potentially Significant	Mitigation Measure 4.5-1: See Mitigation Measure 4.5-1 above.	Less than Significant

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tribe.			
Impact 4.5-5: Disturb human remains, including those interred outside of formal cemeteries.	Potentially Significant	Mitigation Measure 4.5-1: See Mitigation Measure 4.5-1 above.	Less than Significant
4.6 Geology and Soils			
Impact 4.6-1: Development of the Proposed Project would not expose people or structures to risk of loss, injury, or death involving rupture of a known fault, strong seismic ground shaking seismic-related ground failure or landslides, or be located on strata or soil that is expansive or unstable, or that would become unstable as a result of the proposed project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.6-2: Development of the Proposed Project would not result in substantial soil erosion or the loss of topsoil with the implementation of the ECP.	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.6-3: The Proposed Project does propose the use of septic tanks or alternative wastewater disposal systems as part of the Proposed Project	No Impact	No mitigation is necessary.	Not Applicable
4.7 Greenhouse Gas Emissions			
Impact 4.7-1: Construction of the Proposed Project would emit GHGs and would have the potential to exacerbate global climate change.	Potentially Significant	Mitigation Measure 4.7-1: The Applicant shall implement the following mitigation measures to reduce project-related GHG emissions during construction of the Proposed Project: <ul style="list-style-type: none"> ▪ The Applicant shall maintain all construction equipment in accordance with manufacturers' specifications. ▪ The Applicant shall limit construction equipment idling time to less than five minutes. 	Less than Significant
Impact 4.7-2: Operation of the Proposed Project would emit GHGs and would have the potential to exacerbate global climate change.	Less than Significant	No mitigation is necessary.	Not Applicable

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4.8 Hazards and Hazardous Materials			
<p>Impact 4.8-1: Implementation of the Proposed Project could have the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials</p>	<p>Potentially Significant</p>	<p>Mitigation Measure 4.8-1: The property owner shall prepare and submit a HMBP to the Lead Agency and the California Environmental Reporting System (CERS) prior to development of the Proposed Project. The HMBP shall be prepared in accordance with County standards and California 40 CFR, Part 355, Appendix A, and shall document proposed hazardous substances to be used on-site. If storage amounts or the use of hazardous materials change, the property owner shall update the HMBP as necessary. The Lead Agency shall review the HMBP and may conduct inspections to ensure that the HMBP is being followed, and the HMBP shall be on file with the Lead Agency and CERS. Updates to the HMBP, if warranted, would be made through CERS.</p> <p>Mitigation Measure 4.8-2: Personnel shall follow written BMPs for filling and servicing construction equipment and vehicles. BMPs are designed to reduce the potential for incidents involving hazardous materials and shall include the following:</p> <ul style="list-style-type: none"> ▪ Refueling shall be conducted with approved pumps, hoses, and nozzles. ▪ Catch-pans shall be placed under equipment to catch potential spills during servicing. ▪ Disconnected hoses shall be placed in containers to collect residual fuel from the hose. ▪ Vehicle engines shall be shut down during refueling. ▪ No smoking, open flames, or welding shall be allowed in refueling or service areas. ▪ Refueling and all construction work shall be performed outside of any onsite stream buffer zones to prevent contamination of water in the event of a leak or spill. ▪ Service trucks shall be provided with fire extinguishers and spill containment equipment, such as absorbents. ▪ A spill containment kit that is recommended by the Lead Agency or local fire department will be onsite and available to staff if a spill occurs. ▪ If permanent or semi-permanent above ground fuel tanks are used on the site for refueling, they shall be fully contained with sufficient capacity. The containment area shall be lined with impermeable material. The operator of the fueling location shall have sufficient clean-up supplies to address potential spills. 	<p>Less than Significant</p>

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<ul style="list-style-type: none"> ▪ In the event that contaminated soil and/or groundwater or other hazardous materials are generated or encountered during construction, work shall be halted in the affected area and the type and extent of the contamination shall be determined. <p>Mitigation Measure 4.8-3: Prior to the use of pesticides onsite, the applicant shall update the IPM and resubmit to the County for approval. The update shall include a map identifying the vineyard blocks where pesticide will be applied and the following Standard Operating Procedures (SOPs) when applying chemicals to the vineyard:</p> <ul style="list-style-type: none"> ▪ Only a certified pest applicator shall apply the pesticides in accordance with the manufacturer's label. ▪ The minimal amount of pesticide that would be used per season shall be purchased and minimal efficacy amount applied under acceptable weather (no to low wind speeds [typically less than 10 miles per hour] with no rainfall) and in accordance with the manufacturer's label. ▪ Chemicals shall be stored in their original containers and kept off-site. ▪ Labels on the containers shall not be removed. ▪ Chemicals shall be kept in a well-ventilated locked area. ▪ Chemical storage areas shall be at least 100 feet from drainage areas, streams, or groundwater wells. ▪ If a chemical must be disposed of, the Napa County Agricultural Commissioner shall be contacted to locate a hazardous waste facility for proper disposal. ▪ Chemicals or associated rinse water shall not be poured down sinks, toilets, or streams. ▪ Proper personal protection equipment shall be utilized when working with chemicals. 	
<p>Impact 4.8-2: The Proposed Project would include the use of common vineyard-related substances such as fuels, pesticides, and fertilizers. The handling and transfer of potentially hazardous substances has the potential for accidental release. Limited quantities of fuel, oil, and grease that could drip from properly maintained vehicles would be of relatively low toxicity and concentration. Due to the temporary and seasonal nature of construction and</p>	Potentially Significant	<p>Mitigation Measure 4.8-4: Fuel loading and chemical mixing areas shall be established outside of proposed setbacks and away from areas that could potentially drain off-site or affect surface and groundwater quality. Secondary containment, such as a containment pallet, shall be utilized at the fuel loading and chemical mixing site.</p>	Less than Significant

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operational activities and associated maintenance equipment, no long-term effects to the soil, on-site watercourses, or groundwater would occur from minor releases. Mitigation Measure 4.8-4 requires the establishment of fuel loading and chemical mixing areas outside of riparian buffers (setbacks).			
Impact 4.8-3: The Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter miles of an existing or proposed school	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.8-4: The Proposed Project is not located on a site that is listed as a hazardous materials site compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment	No Impact	No mitigation is necessary.	Not Applicable
Impact 4.8-5: The Proposed Project is located within an airport land use plan, but would not result in a safety hazard to people residing or working in the project area	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.8-6: The Proposed Project would not result in a safety hazard for people residing or working in the project area within the vicinity of a private airstrip	No Impact	No mitigation is necessary.	Not Applicable
Impact 4.8-7: The Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.8-8: The Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands	Less than Significant	No mitigation is necessary.	Not Applicable
4.9 Hydrology and Water Quality			
Impact 4.9-1: Development of the Proposed Project would not substantially deplete groundwater supplies, interfere substantially with groundwater recharge, or conflict with Napa County Code Section 18.108.027, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.9-2: Development of the Proposed Project would	Less than Significant	No mitigation is necessary.	Not

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not violate water quality standards or waste discharge requirements or otherwise substantially degrade water quality with the implementation of the ECP			Applicable
Impact 4.9-3: Development of the Proposed Project would not alter the existing drainage pattern of the property in a manner that could result in substantial erosion or siltation on- or off-site or result in flooding on- or off-site with the implementation of the ECP	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.9-4: The Proposed Project would not place housing within a 100-year flood hazard area, place within a 100-year flood hazard area structures which would impede or redirect flood flows, or expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.9-5: Implementation of the Proposed Project would not result in potential inundation by seiche, tsunami, or mudflow.	Less than Significant	No mitigation is necessary.	Not Applicable
4.10 Land Use			
Impact 4.10-1: The Proposed Project would not physically divide an existing community.	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.10-2: The Proposed Project would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project.	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.10-3: The Proposed Project would not conflict with an applicable habitat conservation plan or natural community conservation plan.	No Impact	No mitigation is necessary.	Not Applicable
4.11 Noise			
Impact 4.11-1: Implementation of the Proposed Project may expose persons to noise levels in excess of standards established in the General Plan or County noise ordinance, or applicable standards of other agencies. This is a potentially significant impact if left unmitigated.	Potentially Significant	<p>Mitigation Measure 4.11-1: The following measures shall be enacted during construction of the Proposed Project to minimize noise impacts to nearby sensitive receptors:</p> <ul style="list-style-type: none"> ▪ Stationary equipment and staging areas shall be located as far as practical from noise-sensitive receptors. ▪ All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and acoustical shields or shrouds, in accordance with manufacturers' recommendations. 	Less than Significant

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		<ul style="list-style-type: none"> ▪ Construction within 200 feet of the neighboring residences shall only occur between the hours of 8 am to 6 pm. ▪ Construction within the remainder of the project site shall occur only between the hours of 7 am to 7 pm. ▪ The Applicant shall provide a noise complaint contact phone number to all residences within 400 feet of construction activities. The Applicant shall appoint a noise management employee to investigate noise complaints. 	
<p>Impact 4.11-2: The Proposed Project would not expose persons to or generate excessive groundborne vibration or groundborne noise levels.</p>	<p>Less than Significant</p>	<p>No mitigation is necessary.</p>	<p>Not Applicable</p>
<p>Impact 4.11-3: The Proposed Project would not expose people residing or working in the project area to excessive noise levels from public or private airstrips</p>	<p>Less than Significant</p>	<p>No mitigation is necessary.</p>	<p>Not Applicable</p>
<p>4.12 Transportation and Traffic</p>			
<p>Impact 4.12-1: Implementation of the Proposed Project could conflict with applicable Napa County plans and policies establishing measures of effectiveness for the performance of the circulation system, including, level of service standards.</p>	<p>Potentially Significant</p>	<p>Mitigation Measure 4.12-1:</p> <ul style="list-style-type: none"> ▪ The Licensed Timber Operator (LTO) or Registered Professional Forester (RPF) shall ensure that drivers of all large vehicles (vehicles larger than a two-axle, four-tire vehicle) are advised to use extreme caution when transporting equipment, agricultural products, and/or people, especially in areas of limited site visibility. ▪ The LTO or RPF shall ensure drivers are alerted to the proximity of three schools along Cold Springs Road: Discoveryland Preschool, PUC Elementary School, and the Pacific Union College Campus. Drivers shall be informed that school hours are from 7:30 am to 5:30 pm and shall proceed with caution. ▪ Large trucks (3 axles or less) shall operate with headlights on for safety and are not to exceed 15 miles per hour on Cold Springs Road. No logging equipment is to use Winding Way at any time. Larger vehicles shall not exceed 25 miles per hour on rural county road. ▪ Oversized vehicles (4 axels or more) shall not use Jake brakes in the immediate vicinity of residential neighborhoods. ▪ All construction activities are restricted to Monday through Saturday 7 am to 7 pm. No activities shall take place on Sundays and holidays. 	<p>Less than Significant</p>

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		<ul style="list-style-type: none"> ▪ Signs indicating slow trucks entering the roadway shall be placed at a distance of 300 feet in both directions of the project site and Discoveryland Preschool, PUC Elementary School, and the Pacific Union College Campus shall be notified when logging will commence and when logging operations are completed. 	
Impact 4.12-2: Traffic generated by the Proposed Project would not result in significant changes to air traffic patterns.	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.12-3: Traffic generated by the Proposed Project would substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), including increased wear-and-tear	Potentially Significant	Mitigation Measure 4.12-2: Prior to construction, the Licensed Timber Operator (LTO) or Registered Professional Forester (RPF) shall video-document the existing condition of Cold Springs Road from the intersection of Las Posadas Road for approximately 0.38 miles (2,000 feet) to the existing driveway at 300 Cold Springs Road. Upon completion of logging, the Applicant shall meet with the County Road Department and discuss the need for repairs attributable to implementation of the Proposed Project. The Applicant shall assume responsibility for repairs commensurate with its use.	Less than Significant
Impact 4.12-4: Construction and operational traffic generated by the Proposed Project will not result in inadequate emergency access	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.12-5: Implementation of the Proposed Project would not conflict with General Plan Policy CIR-23, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or actively exceeding the site's capacity	Less than Significant	No mitigation is necessary.	Not Applicable
Impact 4.12-6: Traffic generated by construction and operation of the Proposed Project does not have the potential to impact pedestrian, bicycle, and public transport in the vicinity of the project.	Less than Significant	No mitigation is necessary.	Not Applicable