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

Initial Study Checklist
(form updated January 2019)

1. **Project Title**: Dynamo Solar Commercial Floating Solar Use Permit (P22-00340-UP), Zone Change (P23-00181-ZC), and Variance (P23-00268-VAR)

2. **Property Owner:** Napa Sanitation District – General Manager Andrew Damron. 1515 Soscol Ferry Road, Napa, CA 94558**.** Phone: (707) 258-6007 or email: adamron@napasan.com

3. **County Contact Person, Phone Number and email:** Matt Ringel, Planner II. Planning, Building & Environmental Services, 1195 Third Street, Second Floor. Napa, CA 94559. Phone: 707-299-1351 or email: matthew.ringel@countyofnapa.org

4. **Project Location and Assessor's Parcel Number (APN):** The project is located on approximately 163.59-acre and 327.0-acre parcels within the AW (Agricultural Watershed) zoning district at 1515 Soscol Ferry Road, Napa, CA 945584. APN 057-050-003-000, 057-010-010-000, 057-050-006-000, 057-010-038-000, 057-010-039-000, 046-400-016-000, 046-400-011-000, 046-400-057-00, and 046-400-004-000.

5. **Project sponsor's name and address:** Dynamo Solar LLC - Director Eva Pauly-Bowles, 755 Baywood Drive, 2nd Floor, Petaluma, CA 94954. Phone: (707) 658-4596 or email: epauly@laketricity.eu

6. **General Plan description:** Public Institutional (PI) and Agricultural Resource, Watershed, and Open Space (AWOS)

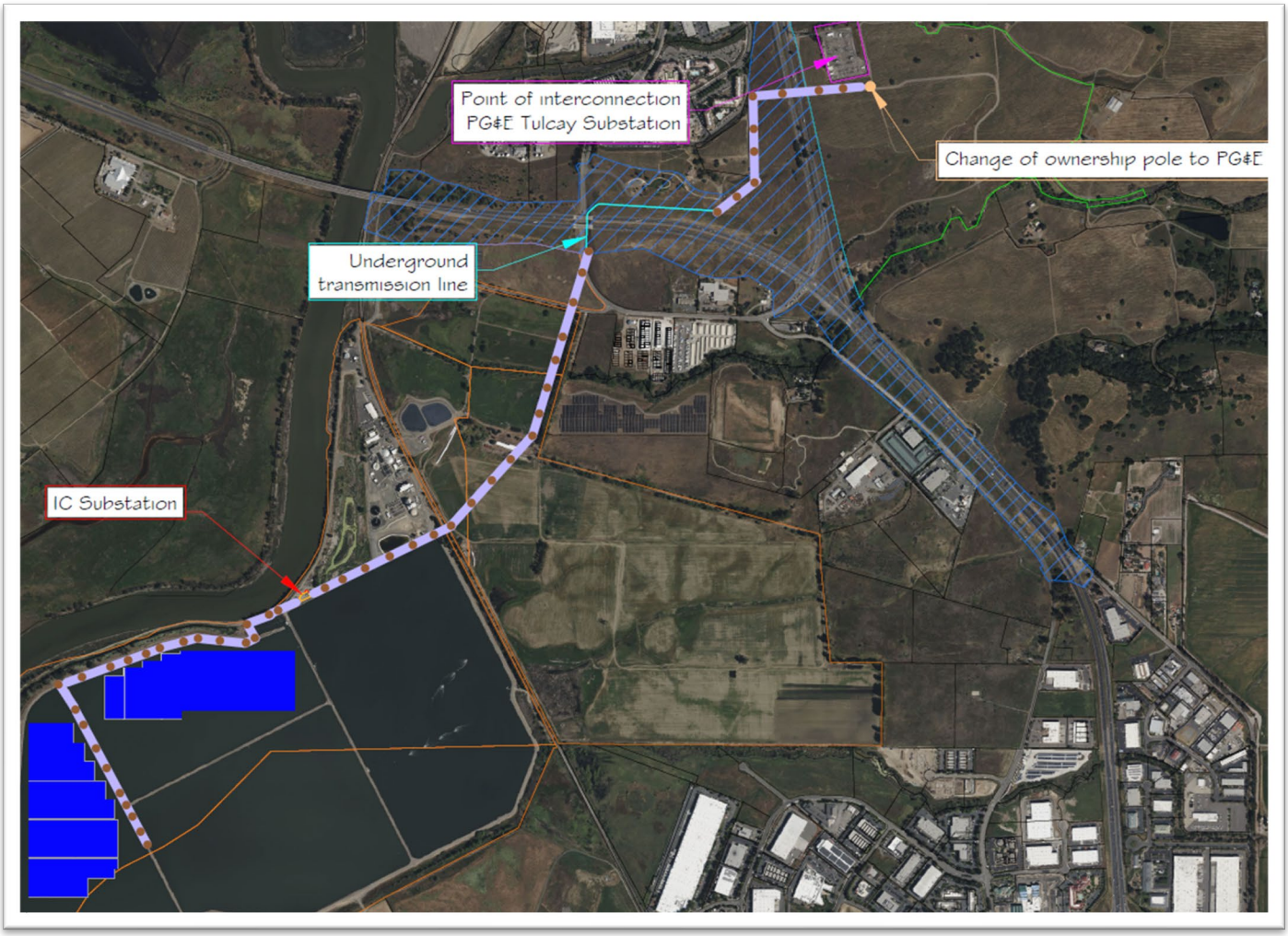
7. **Zoning:** Agricultural Watershed (AW): Airport Compatibility (AC) and Public Lands (PL): Airport Compatibility (AC)

8. **Description of Project:** Approval of a Use Permit, Zone Change, Variance, Lot Line Adjustment, and Grading Permit to allow: a request to construct approximately 56-acres of floating solar panels on Napa Sanitation District's existing wastewater ponds. The proposed commercial solar facility will produce approximately 34.7 megawatts (MW) of direct current electricity, converted to 24.5 megawatts (MW) of alternating current electricity. The proposed project includes approximately 2-miles of electrical transmission lines, with portions constructed above and below ground. The electrical transmission route will consist of 51 transmission line towers ranging in height from 38.5 feet to 74.5 feet tall. The proposed project will require the creation of one 0.13-acre electrical substation located on the northern portion of the Napa Sanitation District's existing wastewater ponds and the 0.9-acre expansion of an existing Pacific Gas and Electric (PG&E) "Tulucay" electrical substation located on Anderson Road. The expansion of the PG&E electrical substation will require approximately 24,700 cubic yards of earthwork.

    - The construction of the 56-acre commercial solar facility, 42 of the proposed electrical transmission towers, 0.13-acre new electrical substation, and the approximately 24,700 cubic yards of earthwork associated with the 0.9-acre expansion of an existing Pacific Gas and Electric (PG&E) "Tulucay" electrical substation located on Anderson Road are within the permitting jurisdiction of Napa County. The project includes a request to change the Zoning District of the developed portions of the project parcels from Agricultural Watershed: Airport Compatibility (AW:AC) to Public Lands: Airport Compatibility (PL:AC) to support the establishment of a Commercial Solar Facility. The project includes request for a height Variance to construct above ground portions of the transmission lines taller than the Zoning District's maximum height of 35 feet. The Variance requests relief of the height standards to establish 42 transmission line towers, within the jurisdiction of Napa County, at a height varying between 38.5 feet and 74.5 feet tall. A Lot Line Adjustment is proposed between Assessor Parcel Numbers 046-400-004-000 and 046-400-057-000, to accommodate the PG&E electrical substation expansion.

    - The installation of 8 electrical transmission towers and the undergrounding of approximately 1,800 feet of electrical transmission lines are within the permitting jurisdiction of the California Department of Transportation (CalTrans).

    - The electrical equipment associated with the 0.9-acre expansion of an existing Pacific Gas and Electric (PG&E) "Tulucay" electrical substation located on Anderson Road and one Point of Connection Outside (POCO) transmission tower are within the permitting jurisdiction of the California Public Utilities Commission (CPUC).



(Figure 1 – 56-acres of Floating Commercial Solar and Electrical Transmission Line Route to PG&E Substation)

9. **Describe the environmental setting and surrounding land uses.**
The proposed project includes four primary features, approximately 56-acres of floating solar panels, creation of an approximately 0.13-acre interconnection electrical substation, approximately 2-miles of electrical transmission route, and the 0.9-acre expansion of an existing PG&E electrical substation. Access to the floating solar array parcels is located off of Soscol Ferry Road, approximately 0.1 miles due south of the boundaries of the City of Napa and approximately 1.5 miles due north of the City of American Canyon. The proposed transmission route is south of the boundaries of the City of Napa. The proposed PG&E electrical substation expansion is approximately 0.15 miles due east of the boundaries of the City of Napa. The approximately 56-acre floating solar panel array is proposed to be installed atop existing wastewater settling ponds located at the Napa Sanitation District facility on APNs 057-010-010-00 and 057-050-003-00. The Napa Sanitation District parcels are approximately 327.0 and 163.59 acres in size and includes a wastewater treatment facility and associated infrastructure.

Land uses in the area are dominated by existing wastewater treatment plant facilities, State Highway 29, State Highway 221, open agricultural lands, intermixed with industrial and commercial development.

The project consists of the construction of approximately 56-acres of floating solar panels on two existing wastewater facility treatment ponds. The existing ponds are man-made lined structures to treat wastewater. The floating solar panels will be installed atop the water and will not require the disturbance of new area. North of the treatment ponds, a new approximately 0.13-acre interconnection electrical substation will be constructed on previously disturbed land. Approximately 2.0-miles of electrical transmission lines are proposed to be installed to bring power to an existing PG&E electrical substation on Anderson Road. The transmission route proposes the installation of 51

transmission towers, crossing over developed and undeveloped properties. The transmission towers range in height of 38.5 feet to 74.5 feet. No trees are proposed for removal; although, some existing eucalyptus trees may need to be trimmed to achieve safety clearances from portions of the above ground sections of the proposed electrical transmission route. Following the portion with eucalyptus trees, the line will transition below ground as it enters into CalTrans property and partially passes the Grape Crusher Scenic Vista Park. Partially in front of the Scenic Vista, the transmission line proposes to once again transition to run above ground, cross above State Highway 221, and the line will terminate at the existing PG&E Anderson Road electrical substation. The project proposes the 0.9-acre expansion of the existing electrical substation. The proposed 0.9-acre expansion would be located in a previously disturbed area and require the removal of 0.75-acres of vineyard. Approximately 24,700 cubic yards of earthwork and a Lot Line Adjustment are proposed to expand the existing electrical substation.

Land uses in the area are dominated by existing wastewater treatment plant facilities, State Highway 29, State Highway 221, open agricultural lands, intermixed with industrial and commercial development. CalTrans is currently in the process of reconstructing the Highway 29 and Highway 221 interconnection; therefore, the majority of the CalTrans property is currently or has been recently disturbed. The proposed project installation sites are generally flat with the floating solar panels proposed to be located at an elevation of 7 feet above mean sea level (amsl) and the proposed PG&E electrical substation expansion, approximately 2-miles away, is located at 70 feet amsl. Soil types include Reyes silty clay loam, Coombs gravelly loam (2-5 percent slopes), Bale clay loam (0-2 percent slopes), and Hambright rock-Outcrop complex (30-75 percent slopes).

10. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).
The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, and an encroachment permit, in addition to meeting CalFire standards. Permits may also be required by the California Department of Transportation, the California Department of Fish and Wildlife, and California Public Utilities Commission.

Responsible (R) and Trustee (T) Agencies
California Department of Transportation, California Department of Fish and Wildlife, and the California Public Utilities Commission.

Other Agencies Contacted
None

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

On February 22, 2024, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The notification was distributed to The Yocha Dehe Wintun Nation, Middletown Rancheria, and Mishewal-Wappo Tribe of Alexander Valley. No responses were received within 30-days of the tribe's receipt of the invitations. On May 1, 2024, the Yocha Dehe Wintun Nation sent County Staff a request to conduct tribal consultation. Staff provided copies of Cultural Resource studies and draft language of CUL-1. The applicant's team, County Staff, and a the Yocha Dehe Wintun Nation met and conducted tribal consultation on May 10, 2024. The Yocha Dehe Wintun Nation agreed with Staff's conclusions, recommended additional language that was incorporated, and tribal consultation ended.

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

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a *(SUBSEQUENT)* NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Matthew Ringel

Signature

04/12/2024

Date

Name: Matt Ringel
Napa County
Planning, Building, and Environmental Services Department

I.	**AESTHETICS.** Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

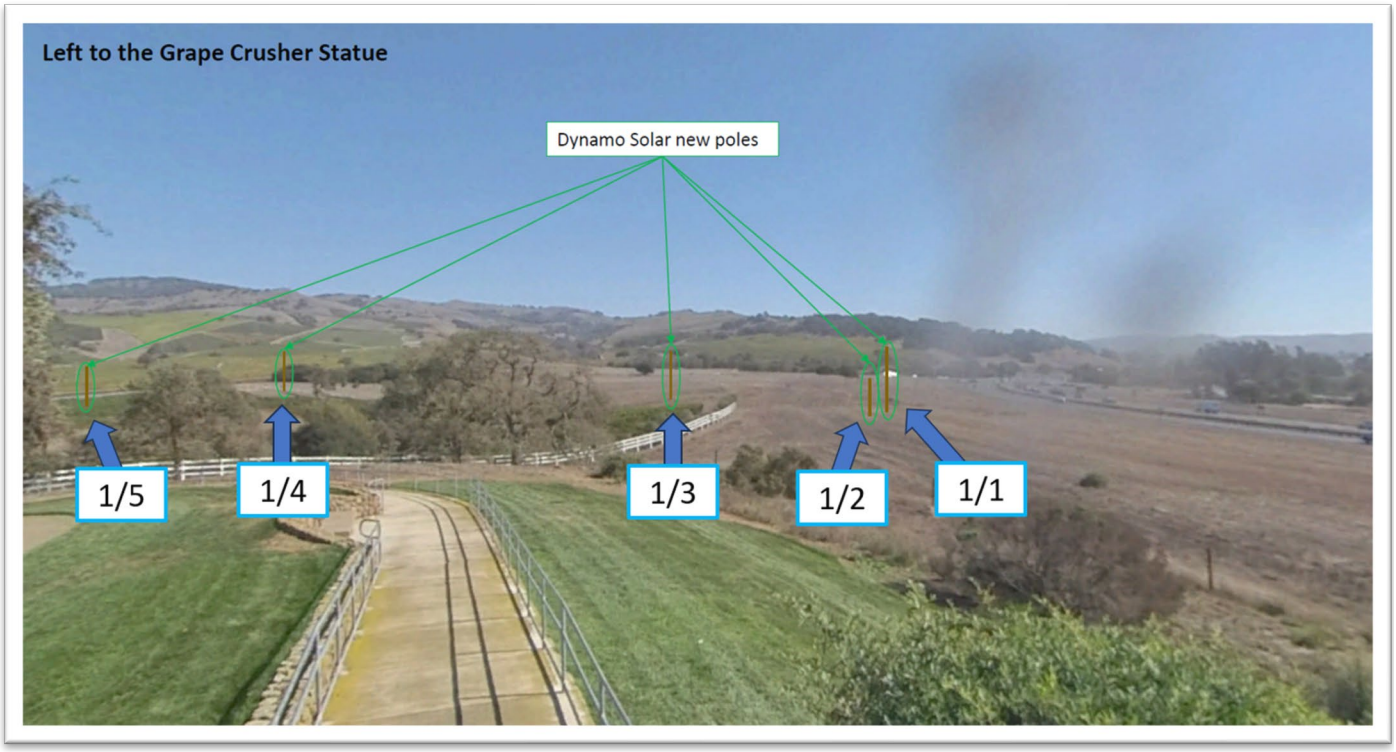
Discussion:

a/b/c Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken-in. As generally described in the Environmental Setting and Surrounding Land Uses section above, this proposed project is located on a wastewater treatment pond and secondary infrastructure crosses vacant land, a railroad, highways, vineyards, and an existing electrical substation. The project consists of the development of a new 56-acre commercial floating solar facility, approximately 2-miles of electrical transmission lines, with portions constructed above and below ground. The transmission line will consist of 51 transmission line towers ranging in height from 38.5 feet to 74.5 feet tall. The proposed project will require the creation of one 0.13-acre electrical substation located on the northern portion of the Napa Sanitation District's existing wastewater ponds and the 0.9-acre expansion of an existing Pacific Gas and Electric (PG&E) "Tulucay" electrical substation located on Anderson Road. The expansion of the PG&E electrical substation will require approximately 24,700 cubic yards of earthwork.

(Figure 2 – Grape Crusher Scenic Vista in Relation to Proposed Project)

The proposed project would be visible from the Napa Valley Grape Crusher sculpture, a designated scenic vista and park located on Vista Point Drive. The park is a designated scenic vista with views extending to southern portions of Napa County and American Canyon. The views encompass natural features such as grassland, Oak woodland, vineyards, and rolling hills. Additionally, the views encompass anthropogenic features such as State Highway 29, State Highway 221, the newly constructed Soscol Interchange project, portions of commercial development located on Soscol Ferry Road, and limited existing utility improvements.

The proposed project includes undergrounding a portion of the required 2-mile electrical transmission line and the installation of 51 above ground transmission poles. Five of the proposed 51 towers would be visible from the scenic vista, located within an open portion of the visual corridor that is currently not developed with electrical transmission towers. The proposed project would add additional utility improvements within the scenic vista; further reducing the visual character and quality of the resource. A scenic vista is a view that possesses visual and aesthetic qualities of high value to the community. This vista includes open views of the surrounding region. The addition of electrical transmission towers 1/1 through 1/5 and powerlines in the open portion of the visual corridor would directly impede visibility of open views and the surrounding environment. The implementation of **AES-1**, requiring the undergrounding of electrical transmission towers 1/1, 1/2, 1/3, 1/4, and 1/5 would result in less than significant impacts. The proposed electrical transmission line would be undergrounded at tower 0/18 and transition back to being above ground at tower 1/6.



(Figure 3 – View of Proposed Electrical Transmission Route from Scenic Vista)

b/c The project does not endanger any scenic resources within a state scenic highway, such as trees, rock outcroppings or historic buildings, because the project is not viewable from a designated state scenic highway. The two nearby highways, Highway 29 and Highway 221, are not designated state scenic highways. The proposed project will have no impact to scenic highways.

d. No new lighting is proposed as a component of the proposed solar array project, electrical transmission line, or PG&E electrical substation expansion. The proposed project will be installed on top of existing waste water ponds. The proposed 56-acres of floating solar panels will be installed with an anti-reflection layer and the panels are proposed to be situated in an orientation to ensure that any potential glare will not impact flight paths at neighboring airports; therefore, the proposed project will have no impact to daytime or nighttime views or glare in the area.

Mitigation Measures:

MM AES-1: The applicant shall obtain all necessary permits from CalTrans to underground the proposed electrical transmission lines surrounding the Grape Crusher sculpture scenic vista. The undergrounding shall extend from Tower 0/18 to tower 1/6. No surface disturbance or aboveground improvements shall be installed within 50 feet from either top of bank from the ephemeral stream located southeast of the Grape Crusher sculpture. Directional boring, or an equivalent construction technique, shall be used to install underground portions of the electrical transmission route within 50 feet of this ephemeral stream.

Method of Monitoring: Prior to the issuance of any building permits for the electrical transmission towers the applicant shall demonstrate to the Planning Division that they have obtained all of the necessary permits with the California Department of Transportation (CalTrans) proposing the appropriate undergrounding of electrical transmission lines extending from tower 0/18 to tower 1/6.

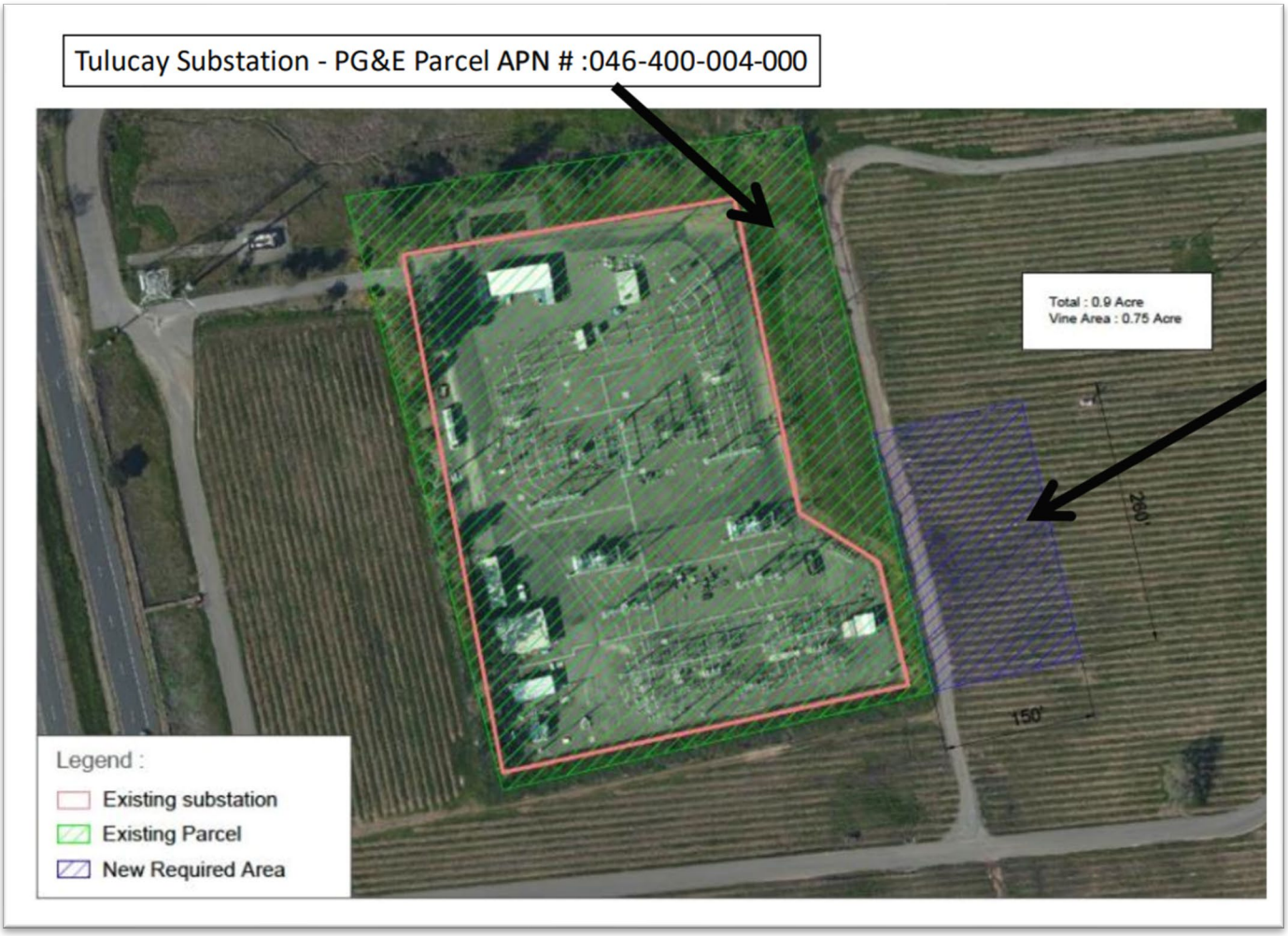
II.	**AGRICULTURE AND FOREST RESOURCES.**[1] Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☒	☐	☐
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

Discussion:

a As shown on the Napa County Important Farmland Map 2002 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, the proposed floating solar array is located on Urban and Built-Up Land. The proposed 2-mile transmission line crosses many different classifications of types of farmland including Other Land, Farmland of Local Importance, Prime Farmland, and Grazing Land. The proposed electrical transmission route will be installed on electrical power poles with a minimal area of disturbance and a less than significant impact to agricultural resources. The proposed PG&E substation, located at Anderson Road, is located on State designated Unique Farmland. The proposed substation expansion requires approximately 24,700 cubic yards of grading and the conversion of approximately 0.9-acres of Unique Farmland. The implementation of **MM AG-1**, requiring a farmland conservation easement or other similar mechanism, requiring the long term preservation of existing farm land of equal or higher quality at a 1:1 ratio would result in a

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

less than significant impact to agricultural resources.



(Figure 4 – Proposed 0.9-acre PG&E Electrical Substation Expansion)

b/c/d The floating solar project site is zoned Agricultural Watershed (AW), which does not support the establishment of a commercial solar use permit. The proposed project includes a request to rezone the subject parcel to Public Land (PL), which would support commercial solar uses upon grand of a use permit. Electrical transmission lines are supported in every zoning district in Napa County. The grading and earthwork for the proposed PG&E substation expansion, on Anderson Road, is located within the Agricultural Watershed (AW) zoning district. The installation of electrical equipment, for the PG&E substation, is under the jurisdiction of the CPUC and not subject to Napa County zoning ordinance. The proposed project does not conflict with Napa County zoning in relation to agricultural use or forest land. The proposed project does not extend onto a parcel with an active Williamson Act agreement. The proposed project does not extend onto a parcel or require the rezoning of land with mapped forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g). No impacts will occur.

e The proposed project, other than those listed above in section a, would not involve changes to the environment which, due to their location or nature, would result in the conversion of Farmland to non-agricultural use. No impacts will occur.

Mitigation Measures:

MM AG-1: The project sponsor or permittee shall record a farmland conservation easement or other similar mechanism, for the conversion of state designated Unique Farmland resulting from the expansion of the PG&E electrical substation. The protective easement will total 0.9-acres of existing farmland, located within Napa County, and the farmland shall be of equal or greater quality than the farmland lost to conversion. Land placed in a protective easement shall be restricted from development and other uses that would degrade the quality of the farmland (including, not limited to conversion to other land uses such as residential, commercial, urban development, or excessive off-road vehicle use that increases erosion) and should be otherwise restricted by the existing goals and policies of Napa County. The Owner/Permittee shall record the farmland conservation easement prior to grading permit issuance. Areas to be preserved shall take into account the type of farmland being removed and

the acreage included in the preservation areas should be selected in a manner that minimizes fragmentation of farmland.

Monitoring: Prior to the issuance of grading permits for the PG&E electrical substation expansion the applicant shall provide verification to the Napa County Department of Planning, Building, and Environmental Services (PBES) that they have recorded a farmland conservation easement or other similar mechanism, for 0.9 acres of existing farmland of equal or greater quality within Napa County.

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

Discussion:

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

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

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

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

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

Ozone and fine particle pollution, or PM2.5, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM2.5 occasionally does reach unhealthy concentrations. There are multiple reasons for PM2.5 exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM2.5 within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM2.5 levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAQMD, In Your Community: Napa County, April 2016)

The impacts associated with implementation of the project were evaluated consistent with guidance provided by BAAQMD. Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria set forth in the enabling legislation. The criteria air pollutants emitted by development, traffic and other activities anticipated under the proposed development include ozone, ozone precursors oxides of nitrogen and reactive organic gases (NOx and ROG), carbon monoxide (CO), nitrogen dioxide (NO2), and suspended particulate matter (PM10 and PM2.5). Other criteria pollutants, such as lead and sulfur dioxide (SO2), would not be substantially emitted by the proposed development or traffic, and air quality standards for them are being met throughout the Bay Area.

BAAQMD has not officially recommended the use of its thresholds in CEQA analyses and CEQA ultimately allows lead agencies the discretion to determine whether a particular environmental impact would be considered significant, as evidenced by scientific or other factual data. BAAQMD also states that lead agencies need to determine appropriate air quality thresholds to use for each project they review based on substantial evidence that they include in the administrative record of the CEQA document. One resource BAAQMD provides as a reference for determining appropriate thresholds is the *California Environmental Quality Act Air Quality Guidelines* developed by its staff in 2010 and as updated through May 2017. These guidelines outline substantial evidence supporting a variety of thresholds of significance.

As mentioned above, in 2010, the BAAQMD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAQMD through May 2017. Because the proposed use is not on the list of pollutant generating uses, the project would not significantly impact air quality and does not require further study (BAAQMD CEQA Guidelines, April 20, 2022 Pages 4-3 & 4-4). Furthermore, given the nature of this non pollutant generating use once the facility is fully operational, the project will not contribute to air pollution and would not result in a conflict or obstruction of an air quality plan. Consequently the project will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts.

At full capacity, the proposed project's 56-acres of solar panels is estimated to generate an equivalent amount of electricity to power 5,113 typical households. It is estimated that the project will offset 15,500-tons equivalent Co2/year on average and over 385,840 tones over the lifetime of the system (Project Statement, Laketricity 2022).

c/d. In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project construction. Earthmoving and construction emissions would have a temporary effect; consisting mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings. The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts are considered less than significant:

7.1 SITE IMPROVEMENTS

c. AIR QUALITY

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

1. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.*
2. *Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.*
3. *Cover all haul trucks transporting soil, sand, or other loose material off-site.*
4. *Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
5. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
6. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*

7. *Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.*
8. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.*

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

7.1 SITE IMPROVEMENTS

b. DUST CONTROL

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

Solar facilities, electrical transmission lines and electrical substations are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. Construction-phase pollutants would be reduced to a less than significant level by the above-noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None are required.

IV.	**BIOLOGICAL RESOURCES.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

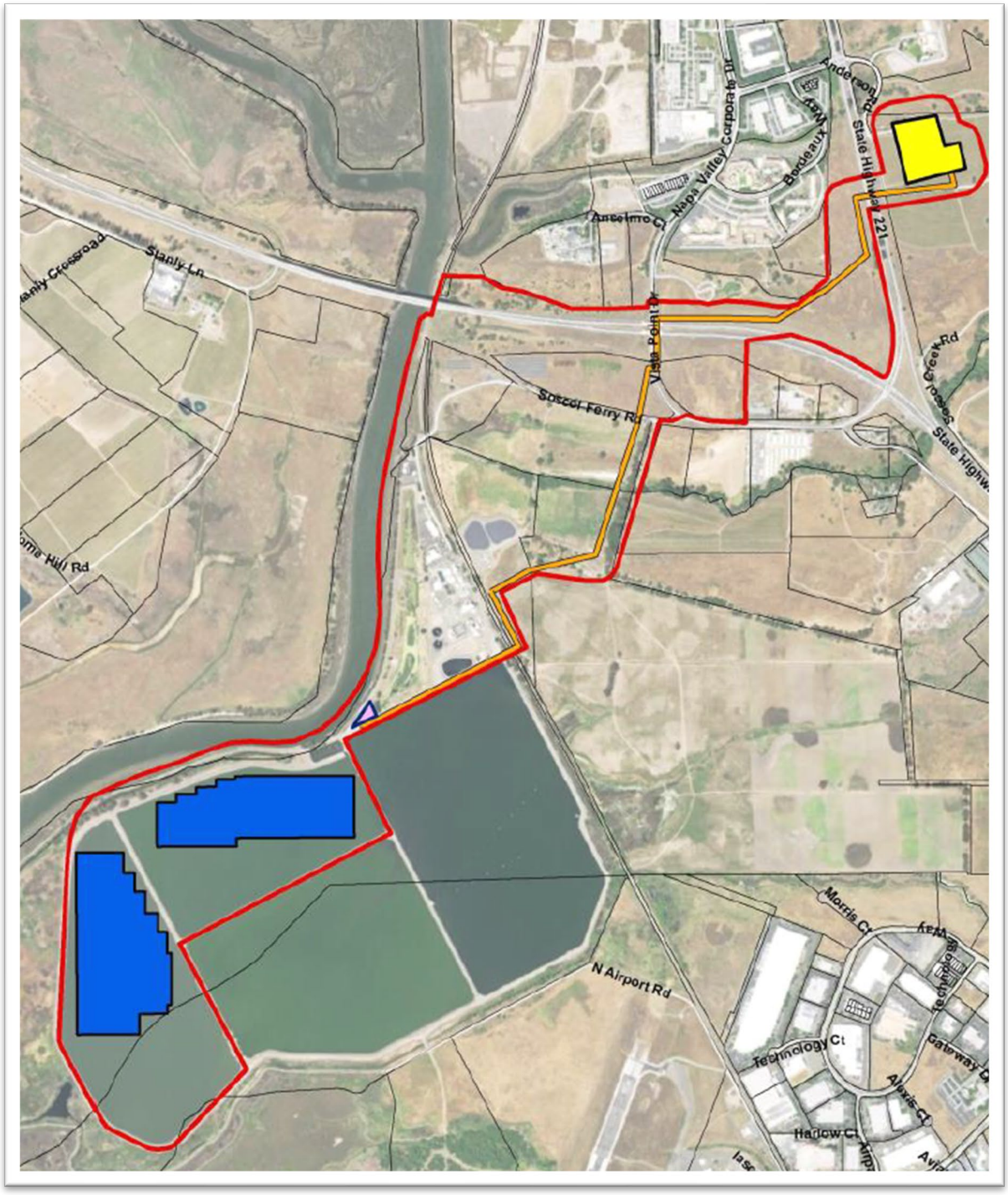
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion:

The project consists of the construction of approximately 56-acres of floating solar panels on two existing wastewater facility treatment ponds. The existing ponds are man-made lined structures to treat wastewater. The floating solar panels will be installed atop the water and will not require the disturbance of new area. North of the treatment ponds, a new approximately 0.13-acre interconnection electrical substation will be constructed on previously disturbed land. Approximately 2.0 miles of electrical transmission lines are proposed to be installed to bring power to an existing PG&E electrical substation. The transmission route proposes the installation of 51 transmission towers, crossing over developed and undeveloped properties. The transmission towers range in height of 38.5 feet to 74.5 feet. No trees are proposed for removal; although, some existing eucalyptus trees may need to be trimmed to achieve safety clearances from portions of the above ground sections of the proposed electrical transmission route. Following the portion with eucalyptus trees, the lines will transition below ground as it enters into CalTrans property and passes the Grape Crusher Scenic Vista Park. Mitigation Measure AES-1 requires the undergrounding of this portion of the transmission route and all visible portions from the scenic vista. Additionally, this measure requires the undergrounding, through the use of directional boring or an equivalent construction technique, within 50 feet of either top of bank of surrounding an ephemeral drainage located southeast of the Grape Crusher. Following the ephemeral drainage, the transmission lines will once again transition to run above ground and the lines will terminate at the existing PG&E Anderson Road electrical substation. The project proposes the 0.9-acre expansion of the existing electrical substation. The proposed 0.9-acre expansion would be located in a previously disturbed area and require the removal of 0.75-acres of vineyard.

Land uses in the area are dominated by existing wastewater treatment plant facilities, State Highway 29, State Highway 221, open agricultural lands, intermixed with industrial and commercial development. CalTrans is currently in the process of reconstructing the Highway 29 and Highway 221 interconnection; therefore, the majority of the CalTrans property is currently or has been recently disturbed. The proposed project sites are generally flat with the floating solar panels proposed to be located at an elevation of 7 feet above mean sea level (amsl) and the proposed PG&E electrical substation expansion, approximately 2-miles away, is located at 70 feet amsl. The project does not propose the removal of any trees. Soil types include Reyes silty clay loam, Coombs gravelly loam (2-5 percent slopes), Bale clay loam (0-2 percent slopes), and Hambright rock-Outcrop complex (30-75 percent slopes).

a/b. A Biological Resources Report was prepared for this proposed project in December of 2022 by Sol Ecology. The report concluded that Special-status wildlife species and migratory birds were evaluated for their potential to occur and be affected by the proposed project. 52 special status plant species have been documented within a 9-quad search of the project Study Area. 11 of these special status plant species have potential to occur in the Project Study Area. Other special status plant species documented in the area are unlikely or have no potential to occur on the Project Study. Two consecutive years of floristic surveys yielded no findings of special status plants.



(Figure 5 – Biological Resources Report Study Area)

Eleven (11) special status plant species with the potential to occur on or adjacent to the Study Area:

- **Alkali milk-vetch (Astragalus tener var. tener)** – Low potential for occurrence. The Project Study Area lacks appropriate habitat.
- **Big-scale balsamroot (Balsamorhiza macrolepis)** – Low potential for occurrence. The Project Study Area lacks appropriate habitat.
- **Lyngbye's sedge (Carex lyngbyei)** – Low potential for occurrence. The Project Study Area lacks appropriate habitat.
- **Congdon's tarplant (Centromadia parryi ssp. Congdonii)** – Moderate potential for occurrence. The Project Study Area contains potentially suitable habitat. Two consecutive years of floristic surveys yielded no findings of special status plants.

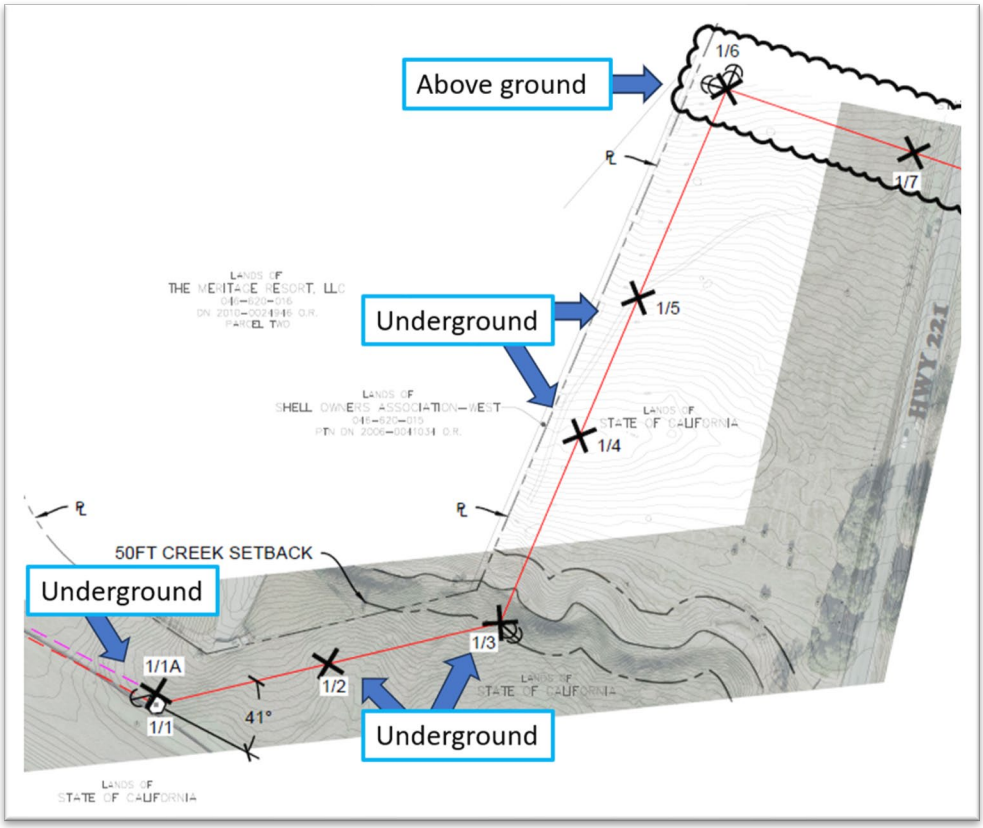
- **Soft salty bird's-beak (Chloropyron smolle ssp. Mole)** – Low potential for occurrence. The Project Study Area lacks appropriate habitat.
- **Dwarf downingia (Doningia pusilla)** – Low potential for occurrence. The Project Study Area lacks appropriate habitat.
- **Greene's narrow-leaved daisy (Erigeron greenei)** – Low potential for occurrence. The Project Study Area lacks appropriate habitat.
- **San Joaquin spearscale (Extriplex joaquinana)** – Low potential for occurrence. The Project Study Area lacks appropriate habitat.
- **Diablo helianthella (Helianthella castanea)** – Low potential for occurrence. While portions of the Project Study Area contain grassland habitat, these areas are more disturbed than what is suitable for these species.
- **Congested-headed hayfield tarplant (Hemizonia congesta ssp. Congesta)** – Moderate potential for occurrence. The Project Study Area contains potentially appropriate habitat. Two consecutive years of floristic surveys yielded no findings of special status plants.
- **Contra Costa goldfields (Lasthenia conjugens)** – Low potential for occurrence. The Project Study Area contains limited mesic grassland habitat primarily north of Highway 29 with a seasonal drainage.

Ten (10) special status wildlife species have the potential to occur on or adjacent to the Study Area:

- **Western pond turtle (Emys marmorata)** – Low potential for occurrence. Suitable habitat is present in marsh habitat and potentially in portions of Suscol Creek and other waters surrounding the site. However, all suitable habitats will be completely avoided. There is no suitable nesting substrate present in the Project Study Area.
- **Tricolored blackbird (Agelaius tricolor)** – Moderate potential for occurrence. Occurrences within 1.5 miles of the Project Study Area. Suitable foraging habitat present on and adjacent to the site; there is limited habitat suitable for nesting adjacent to the site. Intact foraging habitat will be avoided. There is no suitable nesting habitat present in the Project Study Area.
- **Swainson's hawk (Buteo swainsoni)** – Presumed present. Multiple occurrences on the border of the Project Study Area. Suitable grassland foraging and possible nesting habitat present on site; most of the trees located in or near the project footprint are not suitable for Swainson's Hawk (e.g., eucalyptus, etc.). Location of the transmission line route has been designed to avoid trees that may support potential Swainson's Hawk nests. The implementation of Mitigation Measure **BIO-1**, requiring pre-construction surveys and the establishment of construction buffers in the event that species are found, would result in a less than significant impact.
- **White-tailed kite (Elanus leucurus)** – High potential for occurrence. Trees and shrubs provide suitable nesting habitat. Occurrences of nesting activity are documented 1.4 miles North of the Project Study Area. The implementation of Mitigation Measure **BIO-1**, requiring pre-construction surveys and the establishment of construction buffers in the event that species are found, would result in a less than significant impact.
- **Burrowing owl (Athene cunicularia)** – Low potential for occurrence. The nearest burrowing owl occurrence is approximately 3 miles west of the Project Study Area. Limited nesting habitat is present due to land use practices on the site. This species may overwinter and/or forage on the site. The implementation of Mitigation Measure **BIO-2**, requiring pre-construction surveys and the establishment of construction buffers in the event that species are found, would result in a less than significant impact.
- **California black rail (Laterallus jamaicensis coturniculus)** – Low potential for occurrence. Occurrences within 0.9 miles of the Project Study Area. Preferred habitat is not present.
- **San Pablo song sparrow (Melospiza Melodia samuelis)** – Moderate potential for occurrence. Occurrences within 2 miles of the Project Study Area. Suitable grassland and wetland foraging habitat present on and adjacent to site. The implementation of Mitigation Measure **BIO-1**, requiring pre-construction surveys and the establishment of construction buffers in the event that species are found, would result in a less than significant impact.
- **Salt-marsh harvest mouse (Reithrodontomys raviventris)** – Low potential for occurrence. Documented to occur in salt marsh habitat west of transmission line route to the north of the District office. The transmission line has been routed to avoid this area entirely.
- **Pallid bat (Antrozous Pallidus)** – Moderate potential for occurrence. Pallid bat may be present in trees in the Project Study Area, particularly in larger oaks, cottonwoods, and/or eucalyptus trees present on the District property; however tree removal is not planned as part of the project. If tree removal or trimming becomes necessary, Mitigation Measure **BIO-3** has been incorporated to avoid impacts to bats.
- **Western red bat (Lasiurus blossevillii)** – Moderate potential for occurrence. Western red bat may be present in trees located in the Project Study Area particularly in riparian areas and/or larger cottonwoods present on the District property. Mitigation Measure **BIO-3** has been incorporated to avoid impacts to bats.
- **Hoary bat (L. cinereus)** – Moderate potential for occurrence. Hoary bat may be present in trees located in the Project Study Area, particularly in riparian areas present on the District property. Mitigation Measure **BIO-3** has been incorporated to avoid impacts to bats.

c. The National Wetlands Inventory identifies portions of the Napa River as an Estuarine and Marine Wetland and an Estuarine and Marine

Deepwater. The Napa Sanitation District parcels contain active man-made and concrete lined wastewater treatment ponds and associated facilities. No development is proposed adjacent to the Napa River which would potentially remove, fill, or interrupt the river hydrologically.



(Figure 6 – Transmission Line Undergrounding, east of the Grape Crusher Scenic Vista)

The approximately 2-mile electrical transmission lines will be constructed with portions above and below ground. The proposed transmission route extends over one water feature, Soscol Creek. The proposed towers will be located 150 feet or greater from the top of bank of either side of Soscol Creek and have no potential to impact Soscol Creek resources. Consultation with the California Department of Fish and Wildlife (CDFW) under Section 1600 of the Fish and Game Code is required for transmission lines above Suscol Creek. Alternatively, if CDFW consultation requires the underground directional drilling of the transmission line, no impacts to the Creek would occur if all above ground features maintain 150 feet from the top of bank from either side of the creek and all the directional boring remains entirely below ground. The final watercourse crossing is located on CalTrans property, east of the Grape Crusher Scenic Vista park. Mitigation Measure **AES-1** requires that the applicant shall underground the proposed electrical transmission line surrounding the Grape Crusher sculpture scenic vista. The undergrounding shall extend from Tower 0/18 to tower 1/6 (See Figure 6). An ephemeral stream is located within the path of this route. The mitigation measure specifies that the technique used for installation of the transmission route, within 50 feet from either top of bank, shall be directional boring or an equivalent means and that no surface disturbance shall occur. The electrical transmission route will transition back to being above ground at tower 1/6, which is approximately 720 feet from the top of bank of the ephemeral stream. The proposed PG&E substation expansion will occur approximately 420 feet south of an unnamed Blue Line Stream. Earthwork related to the electrical substation expansion will be subject to a Grading Permit with Napa County. Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm water Pollution Prevention Plan (SWPPP) may be required. Adherence to the design criteria of these policies and Napa County's Grading Regulations and the project distance will ensure all work in or near the delineated blue line stream, located north of the PG&E electrical substation, will not have a substantial adverse effect on state or federally protected wetlands. The proposed project would have a less than significant impact.

d. The Napa County Baseline Data Report emphasizes preservation of wildlife corridors and prevention of habitat fragmentation. The Biological Resources Report, prepared by Sol Ecology in December of 2022, included protocols for the detection of native or migratory wildlife species and corridors. No evidence of wildlife corridors, raptor nests, wildlife dens, burrows or other unique or sensitive biological habitats or resources were observed as a result of the field surveys.

e/f. The project does not propose the removal of any trees. All trees in proximity to the proposed project are non-native eucalyptus. The potential incidental removal or trimming of these non-native species would not result in the loss of significant wildlife, other sensitive habitat, and would not conflict with a local tree protection policy or ordinance. In addition, there are no Habitat Conservation Plans, or other local or state habitat conservation plans that apply to this site. No impacts would occur.

Mitigation Measures:

MM BIO-1: Minimize Potential Impact to White-Tailed Kite, Swainson's Hawk, and other Raptors:

Prior to approval of a grading permit or the necessary permits to construct the electrical distribution route, the permittee shall include the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

a. If construction activities occur between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction survey for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (within 0.25-miles of project activities). The preconstruction survey shall be completed in accordance with the Swainson's Hawk Technical Advisory Committee 2000 guidelines (SHTAC 2000), or current guidance. Surveys shall be conducted in accordance with Section 9 of the survey protocol, Surveys for Disturbance-Only Projects. The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County PBES Planning Division and the CDFW prior to commencement of work.

b. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.

c. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County PBES Planning Division and the U.S. Fish and Wildlife Service (USFWS) and/or CDFW prior to initiation of project activities. Exclusion buffers for raptors may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with County PBES Planning Division and the USFWS and/or CDFW. If nesting White-Tailed Kite are detected during surveys, the project shall immediately notify CDFW and implement a 0.25-mile no-disturbance buffer zone around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active, unless otherwise approved in writing by CDFW. The project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between February 1 and August 1 for each year, unless otherwise approved in writing by CDFW.

d. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

e. Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas should undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.

f. If take of White-Tailed Kite cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP and also consult with USFWS pursuant to the federal Endangered Species Act (ESA).

Method of Monitoring: The above measures shall be incorporated with grading permit processing and building permit processing and survey recommendations shall be implemented in conjunction with all construction activities. A copy of the preconstruction surveys if required shall be provided to the Napa County PBES Planning Division.

MM BIO-2: Minimize Potential Impacts to Burrowing Owl:

Prior to approval of a grading permit or the necessary permits to construct the electrical distribution route, the permittee shall include the following measures to minimize impacts associated with the potential loss and disturbance of Burrowing Owl.

a. Pre-construction surveys for burrowing owls will be conducted in areas supporting potentially suitable habitat and within 30 days prior to the start of construction activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site will be resurveyed. CDFW will conduct surveys for burrowing owls in accordance with protocols established in the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or current version).

b. If burrowing owls are detected, disturbance to burrows will be avoided during the nesting season (February 1 through August 31). CDFW will establish buffers around occupied burrows in accordance with guidance provided in the Staff Report on Burrowing Owl Mitigation. Buffers around occupied burrows will be a minimum of 656 feet (200 meters) during the nesting season, and 160 feet

(100 meters) during the non-breeding season.

c. Outside of the nesting season (February 1 through August 31), passive owl relocation techniques will be implemented. Owls would be excluded from burrows in the immediate impact zone within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors will be in place at least 48 hours prior to excavation to insure the owls have departed.

d. The work area will be monitored daily for 1 week to confirm owl departure from burrows prior to any ground-disturbing activities.

e. Where possible, burrows will be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe will be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

f. If occupied burrows cannot be avoided during the non-breeding season, CDFW will enhance or create burrows in adjacent habitat at a 1:1 ratio of burrow destroyed to created at least one week prior to implementation of passive relocation techniques. If burrowing owl habitat enhancement or creation takes place, CDFW will develop and implement a monitoring and management plan to assess the effectiveness of the mitigation. If monitoring indicates that the actions have not adequately mitigated for the Project's impacts, CDFW will implement remedial actions (e.g., enhancing or creating additional burrows) that compensate for these impacts.

Method of Monitoring: The above measures shall be incorporated with grading permit processing and building permit processing and survey recommendations shall be implemented in conjunction with all construction activities. A copy of the preconstruction surveys if required shall be provided to the Napa County PBES Planning Division.

MM BIO-3: Minimize Potential Impacts to Bats:

Prior to approval of a grading permit or the necessary permits to construct the electrical distribution route, the permittee shall include the following measures to minimize impacts associated with the potential loss and disturbance of special status bats.

a. Tree-roosting bats, such as the western red bat, and cavity-roosting bats, such as the pallid bat, could occur in the trees (typically with greater than 16 inches diameter at breast height (DBH) on or near the project site. A roosting bat survey shall be conducted by a qualified biologist within suitable roosting habitat within 30 days prior to the start of construction activities to determine whether or not bats are roosting within or adjacent to the project area. Surveys should consist of daytime pedestrian surveys to look for visual signs of bats (e.g., guano), and if determined necessary, evening emergence surveys to note the presence or absence of bats. If roosting bats are detected and directly impacted by the project, excluding any bats from roosts should be accomplished by a qualified biologist in consultation with CDFW prior to the removal of the roosts. Exclusionary devices, such as plastic sheeting, plastic or wire mesh, may be used to allow for bats to exit but not re-enter any occupied roosts. If special-status bats (i.e., pallid bat) are found onsite, and the roost would be destroyed during development, an artificial roost should be provided for the bats. The roost should be constructed and placed on-site prior to removal of the original roost. Removal of maternity roosts for special-status bats would be coordinated with PBES and CDFW prior to removal. Maternity roosts for any species of bat, either common or special-status, should not be demolished or removed until the young are able to fly independently of their mothers. Trees and branches that support potential bat roosts that are being removed as part of the project, should be left in-place overnight before being wood-chipped or hauled away to allow any possible roosting bats present within the fallen trees to fly away. If maternity roosts are found in trees near the work area and the trees would not be removed during development, a qualified biologist should determine an appropriate no-work buffer zone. Species-specific noise tolerance levels (including high frequency noise) should be established for work taking place near the buffer around the maternity roost.

Method of Monitoring: The permittee shall have a bat habitat assessment and survey, as applicable, prior to any tree removal during the bat maternity season (April 1 to August 31). In the event special-status bat species or bat maternity roosts are detected, construction activities shall be scheduled to avoid the maternity roosting season.

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

Discussion:

a/b. On February 22, 2024, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The notification was distributed to The Yocha Dehe Wintun Nation, Middletown Rancheria, and Mishewal-Wappo Tribe of Alexander Valley. No responses were received within 30-days of the tribe's receipt of the invitations. On May 1, 2024, the Yocha Dehe Wintun Nation sent County Staff a request to conduct tribal consultation. Staff provided copies of Cultural Resource studies and draft language of CUL-1. The applicant's team, County Staff, and a the Yocha Dehe Wintun Nation met and conducted tribal consultation on May 10, 2024. The Yocha Dehe Wintun Nation agreed with Staff's conclusions, recommended additional language that was incorporated as CUL-2, and tribal consultation ended.

Environmental Science Associates (ESA) was contacted by the applicant to provide a Cultural Resources Survey report for the proposed project. A cultural resource study of the property was completed on November 13, 2023. The survey identified one cultural resource (P-28-000001). The resource is mapped immediately adjacent to the proposed Pole 0/10 location. Project activities in the portion of the Study Area adjacent to the resource would consist of electric transmission line pole installation, which would require ground disturbance. ESA's report concludes that no evidence suggests that P-28-000001 extends into the project area; however, given the presence of the resource's proximity to the proposed project, Mitigation Measure **CUL-1** has been incorporated to ensure that the proposed project has a less than significant impact. This mitigation measure requires onsite archeological monitoring during the construction of electrical transmission towers 0/9, 0/10, and 0/11. Additionally, in the abundance of caution, **CUL-2** has been proposed to educate construction workers about cultural artifacts.

Even with the inclusion of MM **CUL-1 and CUL-2**, in the event that any archaeological materials are encountered during earth-disturbing activities when an archaeologist is not present the project would be expected to comply with standard Condition of Approval 7.2, listed below, and construction of the project would be required to cease, and a qualified archaeologist would be retained to investigate the site. Compliance with both cultural resource mitigation measures and the project's conditions of approval are expected to keep potential impacts to cultural resources from being potentially significant.

> *7.2 ARCHEOLOGICAL FINDING*
>
> *In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.*
>
> *If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.*

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

Mitigation Measures:

MM CUL-1: The permittee shall retain a professional, who meets the Secretary of the Interior's professional qualification standards, who shall be onsite to conduct archaeological monitoring during project related ground disturbing activities for the installation of electrical transmission poles number 0/9, 0/10, 0/11, and the undergrounding of the transmission lines. Monitoring procedures shall proceed as follows:

a. Monitoring shall involve the observation of ground-disturbing activities in areas that have the potential to contain artifacts or subsurface archaeological features, as well as the inspection of excavation spoils to verify the presence or absence of artifacts. At times, grading of fill soil taken from a known sensitive area will be monitored as well. Monitoring shall occur during the entire workday, and daily while ground-disturbing activities are taking place in culturally sensitive areas.

b. During monitoring, if the archaeologist and tribal monitor observes artifacts or potential archaeological features, the equipment and/or personnel that encountered the archaeological material will be stopped so that the archaeological monitor can inspect the area and associated soils to determine the presence or absence and potential significance of the archaeological materials encountered.

c. When artifacts or subsurface archaeological features are encountered, archaeological materials shall be photographed (to only be provided to the DPR) and the location recorded. A field number shall be assigned to each artifact. Artifacts shall be placed in labeled paper bags that fully protect them from damage. Work will be allowed to resume once the archaeological monitor removes the artifact(s) and determines that further artifacts or an archaeological feature are not present. The applicant shall follow the "Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Witun

Nation".

d. Equipment stoppages will only involve the equipment that encountered archaeological material. During temporary equipment stoppages, the archaeologist will efficiently accomplish all necessary tasks so that work can continue.

e. A Daily Monitoring Record form shall be completed for each day that archaeological monitoring occurs. The form shall be used to record daily monitoring activities, such as construction personnel, procedures and equipment, dimensions of excavated areas, soil description and stratigraphy, and cultural material observed.

Method of Monitoring: Prior to issuance of any grading or building permits pursuant to this approval the applicant will provide to the Planning, Building & Environmental Services division the contact information for the archaeologist conducting onsite monitoring of project related ground disturbing activities. Archaeological monitoring shall continue until such time that the archaeologist determines that further ground disturbing activities will not adversely impact potentially significant archaeological resources. The Planning, Building & Environmental Services division shall be contacted at the conclusion of monitoring activities.

MM CUL-2: The concept of cultural sensitivity includes developing a collection of skills that helps one learn about and comprehend individuals from different cultures than their own, including resources and sites that may have significance in those cultures. Given the nature and sensitivity of archaeological sites and cultural resources that are or may be encountered during the Project, the applicant shall train its staff and consultants on cultural competence when working with Native American communities and Native American human remains, grave goods, ceremonial items, and any cultural artifacts. The Tribe will provide qualified staff from its Cultural Resources Department to provide education on what cultural resources are, what to look for, the laws and regulations that govern cultural resource management, and what to do in the event of a discovery (the "Training"). The Training will consist of a 20-30 minute, in-person, training session for the construction workers.

Method of Monitoring: The applicant shall provide the PBES department with verification that cultural resources training occurred.

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

Discussion:

a. The construction of the proposed project would require the use of diesel-powered equipment. The use of such equipment would not be considered wasteful, inefficient or unnecessary during project construction.

Once fully operational, the proposed 56-acre solar facility will produce approximately 34.7 megawatts (MW) of direct current electricity, converted to 24.5 megawatts (MW) of alternating current electricity. This proposed electrical power generation is approximately the equivalent necessary amount to power 5,113 typical households (Project Statement, Laketricity 2022). This generation of electrical energy production would be far greater than the required electrical power to construct the floating solar facility, transmission lines, and PG&E substation expansion; therefore, no impacts would occur.

b. The addition of approximately 34.7 megawatts (MW) of direct current electricity, converted to 24.5 megawatts (MW) of alternating current electricity would aid the County of Napa in its goal to "promote the economic and environmental health of Napa County by conserving energy, increasing the efficiency of energy use, and producing renewable energy locally" (Napa County General Plan – Goal Con 16). No impacts would occur.

Mitigation Measures: None are required.

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

Discussion:

i) The intent of the Alquist-Priolo Earthquake Fault Zoning Act is to identify special study zones of areas where existing known faults are located and to prevent the construction of buildings used for human occupancy on the fault. The proposed project consists of four primary features: 56-acres of floating solar panels, construction of a new approximately 0.13-acre electrical interconnection substation, approximately 2-miles of electrical transmission lines, and the expansion of an existing PG&E electrical substation. The proposed solar array will float atop existing wastewater treatment ponds. The existing wastewater treatment ponds are located within a fault as delineated on the most recent Alquist-Priolo Earthquake Map. The fault does not extend to any other project feature. A Geotechnical Investigation was prepared by Brunsing Associates, Inc in May of 2022 which identified the fault zone. Brunsing Assoicate's investigation concluded that the proposed solar facility does not include any irregular shapes or constraints that could require special seismic design provisions (beyond current code provisions). The floating solar facility would not be located within close proximity of a building or location where individuals congregate. Due to these factors, the proposed project would result in a less than significant impact with regards to rupturing a known fault.

ii) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.

iii) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Although the project site is identified as having a high liquefaction potential according to the Napa County Environmental Resource Maps (liquefaction layers), compliance with the latest edition of the California Building Code for seismic stability would result in less than significant impacts.

iv) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there is no evidence of landslides on the subject site.

b. The proposed improvements would occur on slopes of less than five percent. The project would require incorporation of best management practices and would be subject to the Napa County Stormwater Ordinance which addresses sediment and erosion control measures and dust control, as applicable. Impacts would be less than significant.

c/d. According to the Napa County Environmental Resource Maps (based on the following layers – Geology, Surficial deposits, Soil Types, Geologic Units), the location of the proposed PG&E electrical substation expansion includes Hambright rock-outcrop complex (30 to 75 percent slopes) on surficial deposits of Pliocene-Miocene Sonoma Volcanics. No subsurface conditions have been identified on the proposed PG&E substation expansion site that indicated a susceptibility to seismic-related ground failure or liquefaction. The proposed solar panel arrays will be floating atop the water; therefore, liquefaction does not impact solar panel portion of the proposal. Building improvements will be constructed in compliance with the latest edition of the California Building Code. The project is not proposed on any unstable geologic unit or soil that would become unstable or would create direct or indirect risks to life or property. Impacts are expected to be less than significant.

e. No wastewater will be generated by the proposed project.

f. A Cultural Resource Survey Report of the proposed project area was completed by Environmental Science Associates (ESA) in November 2023. The study included a record search, review and consultation, and a field survey. Implementation of mitigation measure **MM CUL-1** and standard condition of approval 7.2 identified in Section V above would reduce potential impacts to a less than significant level.

Mitigation Measures: None are required.

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

Discussion:

On April 20, 2022, the BAAQMD adopted updated thresholds of significance for climate impacts (CEQA Thresholds for Evaluating the Significance of Climate Impacts, BAAQMD April 2022)[2]. The updated thresholds to evaluate GHG and climate impacts from land use projects are qualitative and geared toward building and transportation projects. Per the BAAQMD, all other projects should be analyzed against either an adopted local Greenhouse Gas Reduction Strategy (i.e., Climate Action Plan (CAP)) or other threshold determined on a case-by-case basis by the Lead Agency. If a project is consistent with the State's long-term climate goals of being carbon neutral by 2045, then a project would have a less-than-significant impact as endorsed by the California Supreme Court in Center for Biological Diversity v. Department of Fish & Wildlife (2015) 62 Cal. 4th 204). There is no proposed construction-related climate impact threshold at this time. Greenhouse gas (GHG) emissions from construction represent a very small portion of a project's lifetime GHG emissions. The proposed thresholds for land use projects are designed to address operational GHG emissions which represent the vast majority of project GHG emissions.

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012, a Draft CAP (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the proposed CAP. In addition to reducing Napa County's GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for development of a local offset program. While the BOS acknowledged the plan's objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for establishment of a cost-effective local offset program. The BOS also requested

[2] https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines, April 2022

that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions. In addition, the BOS recommended utilizing the emissions checklist and associated carbon stock and sequestration factors in the Draft CAP to assess and disclose potential GHG emissions associated with project development and operation pursuant to CEQA.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016, the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: 2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. On July 24, 2018, the County prepared a Notice of Preparation of a Draft Focused EIR for the Climate Action Plan. The review period was from July 24, 2018, through August 22, 2018. The Draft Focused EIR for the CAP was published May 9, 2019. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or online at https://www.countyofnapa.org/589/Planning-Building-Environmental- Services. The County's draft CAP was placed on hold, when the Climate Action Committee (CAC) began meeting on regional GHG reduction strategies in 2019. The County is currently preparing an updated CAP to provide a clear framework to determine what land use actions will be necessary to meet the State's adopted GHG reduction goals, including a quantitative and measurable strategy for achieving net zero emissions by 2045.

Regarding operational emissions, as part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Planning and Research (OPR) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions. The CEQA Guidelines and the OPR Technical Advisory concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact. The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips. The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less-than-significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT. Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

a/b. Overall increases in Greenhouse Gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan.

Consistent with the General Plan action items, Napa County participated in the development of a community-wide GHG emissions inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

The County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). Pursuant to State CEQA Guidelines Section 15183, this assessment focuses on impacts that are "peculiar to the project," rather than the cumulative impacts previously assessed, because this Initial Study assesses a project that is consistent with an adopted General Plan for which an EIR was prepared. GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide (CO2), methane, ozone, and the fluorocarbons, which contribute to climate change. CO2 is the principal GHG emitted by human activities, and its concentration in the atmosphere is most affected by human activity. It also serves as the reference gas to which to compare other GHGs. For the purposes of this analysis potential GHG emissions associated with project 'construction' and 'development' and with 'ongoing' operations have been discussed.

GHG emissions from construction represent a very small portion of a project's lifetime GHG emissions. The BAAQMD recommended thresholds do not include a construction-related climate impact threshold at this time. One time "Construction Emissions" associated with the project include: emissions associated with the energy used to develop and prepare the project area, construction, and construction equipment, and worker vehicle trips (hereinafter referred to as Equipment Emissions). The physical improvements associated with this project include the construction of approximately 56-acres of floating solar panels, approximately 2-miles of electricity transmission lines, and the grading of approximately 24,700 cubic yards of earth for the expansion of a PG&E substation. As discussed in Section III. Air

Quality, construction emissions would have a temporary effect and BAAQMD recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to relevant best management practices identified by the BAAQMD and the County's standard conditions of project approval, construction-related impacts are considered less than significant. See Section III. Air Quality for additional information.

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

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

At the time of construction the project will be required to comply with the California Building Code, which is currently being updated to include regulations to assist in the reduction of air quality impacts associated with construction. See section VI. Energy for additional information on energy usage.

The proposed 56-acres of floating solar panels is estimated to generate the equivalent amount of energy to power 5,113 typical households, offsetting a total of approximately 15,500-tones equivalent CO2/year and over 385,840-tons over the lifetime of the system. The proposed project will have a less than significant impact.

Mitigation Measures: None are required.

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

Discussion:

a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in solar panel

maintenance operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage or transportation of greater than 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project some hazardous materials, such as building coatings/ adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less than significant impact.

b. Hazardous materials such as diesel, maintenance fluids, and paints would be used onsite during construction. Should they be stored onsite, these materials would be stored in secure locations to reduce the potential for upset or accident conditions. The proposed project consists of the operations of a new solar array, new electrical transmission route, and continuing operations of a PG&E electrical substation that would not be expected to use any substantial quantities of hazardous materials. Therefore, it would not be reasonably foreseeable for the proposed project to create conditions that involve the release of hazardous materials into the environments. Impacts would be less than significant.

c. There are no schools located within one-quarter mile from the proposed project buildings. According to Google Earth, the nearest school to any portion of the proposed project is the McGrath School, located approximately 1.78 miles to the north. No impacts would occur.

d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.

e. The proposed 56-acre floating solar array, approximately 2-mile electrical transmission route, and proposed PG&E substation expansion are located within an airport land use plan. All project components have received determinations of no hazard to air navigation from the Federal Aviation Administration. The proposed solar facility will be coated in an anti-reflective coating and will be installed in an orientation that will ensure that potential reflections and glare do not impact airport operations. The solar facility is designed to have equal or less reflectivity and glare when compared to the existing water of the wastewater treatment ponds that the facility will cover. Impacts would be less than significant.

f. The proposed project does not interfere with any access roads used for emergency ingress or egress. No impacts would occur.

g. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. Impacts would be less than significant.

Mitigation Measures: None are required.

X.	**HYDROLOGY AND WATER QUALITY.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
	a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
	b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
	c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces which would:				
	i) result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

iii)	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv)	impede or redirect flood flows?	☐	☐	☒	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Discussion:

a/b. The project would not violate any water quality standards or waste discharge requirements nor substantially deplete local groundwater supplies as, other than two yearly solar array washings, the passive solar use does not demand water resources on a regular basis. The proposed solar panels will be floating atop existing wastewater treatment facility ponds. All water used to wash the panels will fall into the water treatment ponds and will be treated with other water from the region. This water is then available to be reused by residents and vineyards within the region. The installation of 56-acres of panels, floating above the water treatment ponds, will also reduce evaporation of water. The applicant estimates that the shading effect from the proposed floating solar facility can save up to 213,796 m^3 (56,478,928 gallons or 173 acre-feet/year) of water per year due to reduced evaporation. Impacts would be less than significant.

c/d. All proposed work would take place on flat areas of prior disturbance. The project would not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off the project site. Improvement plans prepared prior to the issuance of a building permit would ensure that the proposed project does not increase runoff flow rate or volume as a result of project implementation. General Plan Policy CON-50 requires discretionary projects, including this project, to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development is not greater than predevelopment conditions. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. The parcel is not located in an area that is known to be subject to inundation by tsunamis, seiches, or mudflows. Impacts would be less than significant.

e. The project would not result in an impact to water use and would therefore comply with the GSP. Water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval. No impacts would occur.

Mitigation Measures: None are required.

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

Discussion:

a/b. The project would not occur within an established community, nor would it result in the division of an established community. With approval of the height variance and zone change applications the project would comply with the Napa County Code and all other applicable regulations. The subject parcel is located in the AW:AC (Agricultural Watershed: Airport Compatibility) zoning district, and the

applicant's request includes the change in zoning district to PL:AC (Public Lands: Airport Compatibility) zoning district, which allows commercial solar facilities subject to use permit approval. The proposed project is compliant with the physical limitations of the Napa County Zoning Ordinance.

The property's General Plan land use designation is PI (Public Institutional), to "indicate those lands set aside for those existing and future uses of a governmental, public use, or public utility nature such as a public hospital, public use airport, sanitation district facilities, government equipment yard, state or federal administrative offices, recycling-composing facilities, or any other facilities for which the determinations set forth, pertaining to criteria for eminent domain in the California Code of Civil Procedures Section 1245.230(c)(1) through (3) can be made". More specifically, General Plan Agricultural Preservation and Land Use Policy AG/LU-52 recognizes sanitation district facilities and supports the existing sanitation and proposed commercial solar land use.

The Zone change from AW to PI removes the parcel's existing by right ability to construct a single-family residence, second dwelling unit (ADU), residential care facilities (small), family day care homes (small and large), guest cottage, wineries and related accessory uses and structures which legally existed prior to July 31, 1974, previously issued Small Wineries which were issued a certificate of exemption, wineries and related accessory uses which have been authorized by use permit, hunting clubs, overnight lodging developed prior to October 13, 1977, recreational vehicle park or campground and their accessory uses authorized prior to May 10, 1996, floating docks, maintenance and emergency repair to levees, farmworker housing, quasi-private recreation, and grading and paving contractors. The Zone Change removes the parcel's existing ability to apply for a use permit to construct parks and rural recreation uses and facilities, farmworker housing and seasonal farmworker centers, facilities other than wineries for the processing of agricultural products grown or raised on the same parcels or contiguous parcels under the same ownership, kennels, horse boarding and/or training stables, veterinary facilities, wildlife rescue centers, feed lots, noncommercial wind energy and conversion systems, wineries, crushing of grapes, aboveground disposal of wastewater, aging, bottling, tours and tasting in connection to a winery, display of art and historical items in connection to a winery, child day care centers for winery employees, campgrounds on public lands, hunting clubs (large), facilities other than wineries for the processing of agricultural products where the products are grown or raised within the county, and farm management. The Zone change would permit the PI parcels to construct by right governmental offices and government equipment and maintenance yards. The Zone change would permit the parcels to obtain use permits to construct commercial renewable energy facilities, composting facilities, recycling facilities, solid waste transfer stations, utility service yards, recreational or other uses requiring no on-site buildings and utilizing an average of not less than two hundred fifty acre-feet of recycled water annually.

The subject parcels are currently developed with the Napa Sanitation District wastewater treatment facility. The Napa Sanitation District is a government entity, of which, is exempt from the Napa County zoning requirement of a use permit. The zone change would support the establishment of the proposed commercial solar facility. The footprint and development of the existing wastewater treatment facility hinders the parcel's future development potential. The proposed project's floating solar panels provide the opportunity to construct a renewable energy facility atop a waste water pond that would otherwise have limited development potential.

Napa County General Plan and zoning designation are not applicable for portions of the project located on CalTrans property or for the installation of PG&E equipment under the jurisdiction of the California Public Utilities Commission.

Mitigation Measures: None are required

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

Discussion:

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

Mitigation Measures: None are required.

XIII.	**NOISE.** Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion:

a/b. The project would result in a temporary increase in noise levels during grading and construction activities for the proposed floating solar facility, new interconnection electrical substation, transmission lines, and electrical substation. Construction activities would be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. As such, the project would not result in potentially significant temporary construction noise or vibration impacts. The nearest residence to the proposed solar facility lot is approximately 2,380 feet to the west (and across the Napa River) and the nearest residence east is approximately 5,830 feet away. The proposed electrical substation expansion is proposed approximately 1,000 feet southeast of an existing residence. Due to this distance, there is a low potential for impacts related to construction noise to result in a significant impact. Further, construction activities would occur during the period of 7am-7pm on weekdays, during normal hours of human activity. All construction activities would be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project would not result in long-term significant construction noise impacts. Conditions of approval identified below would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Impacts would be less than significant.

"7.3 CONSTRUCTION NOISE

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

c. Once completed, the solar array, electrical transmission route, and electrical substation will create no noise; therefore, no impacts would occur.

Mitigation Measures: None are required.

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

Discussion:

a. Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code §65580, the County of Napa must facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Similarly, CEQA recognizes the importance of balancing the prevention of environment damage with the provision of a "decent home and satisfying living environment for every Californian." (See Public Resources Code §21000(g).) The 2008 General Plan sets forth the County's long-range plan for meeting regional housing needs, during the present and future housing cycles, while balancing environmental, economic, and fiscal factors and community goals. The policies and programs identified in the General Plan Housing Element function, in combination with the County's housing impact mitigation fee, to ensure adequate cumulative volume and diversity of housing.

The Association of Bay Area Governments' Projections 2003 figures indicate that the total population of Napa County is projected to increase some 23% by the year 2030 (Napa County Baseline Data Report, November 30, 2005). Additionally, the County's Baseline Data Report indicates that total housing units currently programmed in county and municipal housing elements exceed ABAG growth projections by approximately 15%. No employee increase would be required to maintain the proposed infrastructure, beyond a yearly cleaning. Relative to the County's projected low to moderate growth rate and overall adequate programmed housing supply that population growth does not rise to a level of environmental significance. In addition, the project would be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs. Cumulative impacts on the local and regional population and housing balance would be less than significant.

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

The policies and programs identified in the General Plan Housing Element, in combination with the County's housing impact mitigation fee, ensure adequate cumulative volume and diversity of housing. With limited staffing proposed and no off-site expansion of utilities or facilities to serve other developments, the project would have less than significant impact on population growth.

b. The proposed floating solar facility, electrical distribution line, and substation expansion will not displace any people or housing. No impacts would occur.

Mitigation Measures: None are required.

XV.	**PUBLIC SERVICES.** Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which				

could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

Discussion:

Public services are currently provided to the project site and the additional demand placed on existing services would be marginal. The Fire Department and Engineering Services Division have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees or property tax increases will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

Mitigation Measures: None are required.

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

Discussion:

a. The project would not significantly increase the use of recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment.

b. No new public recreational amenities are proposed to be built with, or as a result of, the requested use permit application. The proposed project would have no impact.

Mitigation Measures: None are required.

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

Discussion:

a/b. As proposed, the project would not conflict with any plans, ordinances or policies addressing the circulation system. The passive nature of the solar field, electrical transmission route, and PG&E electrical substation expansion will result in no new traffic to the site, beyond two maintenance cleaning per year. CalFire and Engineering divisions have reviewed the proposed plans for access and circulation and found them to be in compliance with the Napa County Road and Street Standards.

Napa County thresholds of significance related to Vehicle Miles Traveled (VMT) and guidance documents reference that when reviewing traffic for non-winery project, vehicle trips associated with construction activities, periodic activities such as planting or harvest, or other temporary periods should be qualitatively described but should not be included in the estimate of daily trip generation. The proposed solar facility, electrical transmission route, and electrical substation expansion are stationary in nature. The proposed project does not include traffic related to daily operations, only sporadic maintenance. The proposed project would generate less than 110 net new daily vehicle and truck trips; therefore, the project is not required to prepare a TIS, and it is presumed to have a less-than-significant impact for VMT.

c/d. The proposed project does not contain any incompatible uses. The proposed solar facility will be installed atop an existing wastewater pond and utilize existing access improvements. This second entrance allows for larger trucks and shuttles to easily flow through the parcel. Napa Sanitation District can be accessed through Soscol Ferry Road, which connects to Napa Valley Corporate Drive and Highway 29; therefore, will be sited with adequate emergency access.

e. The passive nature of the solar field, electrical transmission route, and PG&E electrical substation expansion will result in no new traffic to the site, beyond two maintenance cleaning per year. Napa Sanitation District's existing facility and PG&E's existing electrical substation contain adequate parking to accommodate maintenance activities. Impacts would be less than significant.

Mitigation Measures: None are required.

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

Discussion:

a/b. On February 22, 2024, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The notification was distributed to The Yocha Dehe Wintun Nation, Middletown Rancheria, and Mishewal-Wappo Tribe of Alexander Valley. No responses were received within 30-days of the tribe's receipt of the invitations. On May 1, 2024, the Yocha Dehe Wintun Nation sent County Staff a request to conduct tribal consultation. Staff provided copies of Cultural Resource studies and draft language of CUL-1. The applicant's team, County Staff, and a the Yocha Dehe Wintun Nation met and conducted tribal consultation on May 10, 2024. The Yocha Dehe Wintun Nation agreed with Staff's conclusions, recommended additional language that was incorporated as CUL-2, and tribal consultation ended.

Environmental Science Associates (ESA) was contacted by the applicant to provide a Cultural Resources Survey report for the proposed project. A cultural resource study of the property was completed on November 13, 2023. The survey identified one cultural resource (P-28-000001). The resource is mapped immediately adjacent to the proposed Pole 0/10 location. Project activities in the portion of the Study Area adjacent to the resource would consist of electric transmission line pole installation, which would require ground disturbance. ESA's report concludes that no evidence suggests that P-28-000001 extends into the project area; however, given the presence of the resource's proximity to the proposed project, Mitigation Measure **CUL-1** has been incorporated to ensure that the proposed project has a less than significant impact. This mitigation measure requires onsite archeological monitoring during the construction of electrical transmission towers 0/9, 0/10, and 0/11. Additionally, in the abundance of caution, **CUL-2** has been proposed to educate construction workers about cultural artifacts.

Mitigation Measures: Refer to Section V. Cultural Resources for proposed mitigation.

XIX.	**UTILITIES AND SERVICE SYSTEMS.** Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a)	Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

a. The proposed project includes a solar facility, electrical transmission route, and electrical substation expansion. The proposed scope includes all reasonably foreseeable primary and secondary infrastructure required to construct the proposed project. No additional infrastructure would be required; therefore, there is no impact.

b. As discussed in Section X. The proposed project is a passive solar facility, electrical transmission route, and electrical substation. The proposed project would not use water; except during two cleanings per year. The proposed solar panels will be floating atop existing wastewater treatment facility ponds. All water used to wash the panels will fall into the water treatment ponds and will be treated with other water from the region. This water is then available to be reused by residents and vineyards within the region. The installation of 56-acres of panels, floating above the water treatment ponds, will also reduce evaporation of water. The applicant estimates that the shading effect from the proposed floating solar facility can save up to 213,796 m^3 (56,478,928 gallons or 173 acre-feet/year) of water per year due to reduced evaporation. Impacts would be less than significant.

c. The proposed floating solar facility, electrical transmission route, and electrical substation expansion would not increase wastewater produced on site. No impact.

d/e. According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is disposed have more than sufficient capacity related to the current waste generation The project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

Mitigation Measures: None are required.

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

Discussion:

a. There are no proposed project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. Access onto and throughout the parcel includes design components to accommodate fire and emergency apparatus. The Fire

Marshal's office has reviewed the plans, which demonstrate that the project would have adequate emergency access to the proposed project. Proposed electrical equipment shall meet the safety requirements of the California Building Code and the California Public Utility Commission. No impacts would occur.

b. The proposed 56-acre floating solar facility and the majority of the proposed 2-mile electrical transmission route is located within the Local Responsibility Area (LRA). Four electrical transmission towers and the proposed PG&E electrical substation expansion is located within a moderate fire hazard severity zone and in the State Responsibility (SRA) district. The proposed floating solar facility is located floating atop a standing body of water. The proposed transmission route and substation expansion are situated on slopes ranging from 0-5%. The driveway for Napa Sanitation District gains access from Soscol Ferry Road, which can provide access to both Napa Valley Corporate Drive and Highway 29. The proposed improvements would not result in a physical modification altering prevailing winds, or alter other factors that would likely exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts of the project would be less than significant.

c. The entirety of the proposed project including: the zone change, proposed 56-acre floating solar facility, approximately 2-miles of electrical transmission lines, and a 0.9-acre electrical substation expansion has been reviewed within the scope of this document to ensure that no primary or secondary project feature may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Impacts will be less than significant.

d. The physical improvements are located on an existing wastewater treatment pond and vineyard. A grading permit with the County of Napa is required, where the applicant is required to adhere to best management practices to reduce potential erosion. The proposed project would not physically alter the site in a way which would expose people or structure to risks such as downstream or downslope flooding or landslides resulting from runoff, post-fire instability or drainage changes. Impacts would be less than significant.

Mitigation Measures: None are required.

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

Discussion:

a. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community or substantially reduce the number or restrict the range of a rare or endangered plant or animal species. Mitigation measure **BIO-1** requires the applicant to obtain a preconstruction nesting bird survey to minimize impacts associated with construction related activities to the White-Tailed Kite, Swanson's Hawk, and other Raptor species. Mitigation Measure **BIO-2** requires Burrowing Owl pre-construction surveys and the establishment of construction buffers in the event that species are found, to result in a less than significant impact. Mitigation Measure **BIO-3** requires Bat pre-construction surveys and the establishment on construction buffers in the event that species are found, to result in a less than significant impact.

As detailed in Section II., the project proposes the removal of 0.9-acres of State Designated Unique Farmland. The implementation of

AG-1 requires the creation of a Farmland Conservation Easement, or similar mechanism, to protect farmland in Napa County at a 1:1 ratio, to result in a less than significant impact.

As identified in Section V. Cultural Resources, the construction of the proposed project is outside of the boundaries of all known cultural sites. In the abundance of caution, Mitigation Measure **CUL-1** has been proposed to require onsite archaeological monitoring during project related ground disturbing activities for the installation of electrical transmission poles number 0/9, 0/10, and 0/11 to ensure that nearby cultural sites do not extend into the area of disturbance. Additionally, in the abundance of caution, **CUL-2** has been proposed to educate construction workers about cultural artifacts.

b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts to air quality, greenhouse gas emissions, hydrology, and traffic are discussed in the respective sections above and were determined to have a less than significant impact. As discussed in Section VIII. Green House Gas and Section XVII. Transportation, potential impacts to air pollution and GHG emissions are being addressed through meeting BAAQMD recommended design elements. Potential cumulative impacts would be less than significant.

c. All potential impacts identified in this Mitigated Negative Declaration are less than significant to create adverse effects on human begins with the exception of Aesthetics and Cultural Resources, for which mitigation measures are proposed. The impacts to Aesthetic and Cultural Resources identified in this Negative Declaration are not expected to cause substantial adverse effects on human beings and the impacts can be mitigated to a less than significant impact with the implementation of Mitigation Measure **AES-1** and **CUL-1**. Therefore, the proposed project would not result in significant environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

Mitigation Measures: None are required.

Dynamo Solar Commercial Floating Solar Use Permit (P22-00340-UP), Zone Change (P23-00181-ZC), and Variance (P23-00268-VAR)
Mitigation Monitoring and Reporting Program

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Impact AES-1: Scenic Vista Protection. Five electrical transmission towers are located within view from the Grape Crusher sculpture scenic vista. Construction of the project could result in an impact to this visual resource. Therefore, the following measure has been implemented to reduce potential impacts to this resource.	**MM AES-1:** The applicant shall obtain all necessary permits from CalTrans to underground the proposed electrical transmission lines surrounding the Grape Crusher sculpture scenic vista. The undergrounding shall extend from Tower 0/18 to tower 1/6. No surface disturbance or aboveground improvements shall be installed within 50 feet from either top of bank from the ephemeral stream located southeast of the Grape Crusher sculpture. Directional boring, or an equivalent construction technique, shall be used to install underground portions of the electrical transmission route within 50 feet of this ephemeral stream.	Prior to the issuance of any building permits for the electrical transmission towers the applicant shall demonstrate to the Planning Division that they have obtained all of the necessary permits with the California Department of Transportation (CalTrans) proposing the appropriate undergrounding of electrical transmission lines extending from tower 0/18 to tower 1/6.	P	PD & CT	PC __/__/__
Impact AG-1: Unique Farmland Protection. Conversion of 0.9-acres of State designated Unique Farmland is proposed. Therefore, the following measure shall be implemented to reduce potential impacts to this resource.	**MM AG-1**: The project sponsor or permittee shall record a farmland conservation easement or other similar mechanism, for the conversion of state designated Unique Farmland resulting from the expansion of the PG&E electrical substation. The protective easement will total 0.9-acres of existing farmland, located within Napa County, and the farmland shall be of equal or greater quality than the farmland lost to conversion. Land placed in a protective easement shall be restricted from development and other uses that would degrade the quality of the farmland (including, not limited to conversion to other land uses such as residential, commercial, urban development, or excessive off-road vehicle use that increases erosion) and should be otherwise restricted by the existing goals and policies of Napa County. The Owner/Permittee shall record the farmland conservation easement prior to grading permit issuance. Areas to be preserved shall take into account the type of farmland being removed and the acreage included in the preservation areas should be selected in a manner that minimizes fragmentation of farmland.	Prior to the issuance of grading permits for the PG&E electrical substation expansion the applicant shall provide verification to the Napa County Department of Planning, Building, and Environmental Services (PBES) that they have recorded a farmland conservation easement or other similar mechanism, for 0.9 acres of existing farmland of equal or greater quality within Napa County.	P	PD	PC __/__/__
MM BIO-1: Minimize Potential Impact to Raptors and White-Tailed Kite, Swainson's Hawk, and other Raptors.	**MM BIO-1:** Prior to approval of a grading permit or the necessary permits to construct the electrical distribution route, the permittee shall include the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:	The above measures shall be incorporated with grading permit processing and building permit processing and survey recommendations shall be implemented in conjunction with all	P	PD & CT	PC __/__/__

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist

PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	a. If construction activities occur between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction survey for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (within 0.25-miles of project activities). The preconstruction survey shall be completed in accordance with the Swainson's Hawk Technical Advisory Committee 2000 guidelines (SHTAC 2000), or current guidance. Surveys shall be conducted in accordance with Section 9 of the survey protocol, Surveys for Disturbance-Only Projects. The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County PBES Planning Division and the CDFW prior to commencement of work. b. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity. c. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County PBES Planning Division and the U.S. Fish and Wildlife Service (USFWS) and/or CDFW prior to initiation of project activities. Exclusion buffers for raptors may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with County PBES Planning Division and the USFWS and/or CDFW. If nesting White-Tailed Kite are detected during surveys, the project shall immediately notify CDFW and implement a 0.25-mile no-disturbance buffer zone around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active,	construction activities. A copy of the preconstruction surveys if required shall be provided to the Napa County PBES Planning Division.			

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist

PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	unless otherwise approved in writing by CDFW. The project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between February 1 and August 1 for each year, unless otherwise approved in writing by CDFW. d. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist. e. Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas should undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds. f. If take of White-Tailed Kite cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP and also consult with USFWS pursuant to the federal Endangered Species Act (ESA).				
MM BIO-2: Minimize Potential Impacts to Burrowing Owl:	**MM BIO-2:** Prior to approval of a grading permit or the necessary permits to construct the electrical distribution route, the permittee shall include the following measures to minimize impacts associated with the potential loss and disturbance of Burrowing Owl. a. Pre-construction surveys for burrowing owls will be conducted in areas supporting potentially suitable habitat and within 30 days prior to the start of construction activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site will be resurveyed. CDFW will conduct surveys for	The above measures shall be incorporated with grading permit processing and building permit processing and survey recommendations shall be implemented in conjunction with all construction activities. A copy of the preconstruction surveys if required shall be provided to the Napa County PBES Planning Division.	P	PD & CDFW	PC __/__/__

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist
PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	burrowing owls in accordance with protocols established in the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or current version). b. If burrowing owls are detected, disturbance to burrows will be avoided during the nesting season (February 1 through August 31). CDFW will establish buffers around occupied burrows in accordance with guidance provided in the Staff Report on Burrowing Owl Mitigation. Buffers around occupied burrows will be a minimum of 656 feet (200 meters) during the nesting season, and 160 feet (100 meters) during the non-breeding season. c. Outside of the nesting season (February 1 through August 31), passive owl relocation techniques will be implemented. Owls would be excluded from burrows in the immediate impact zone within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors will be in place at least 48 hours prior to excavation to insure the owls have departed. d. The work area will be monitored daily for 1 week to confirm owl departure from burrows prior to any ground-disturbing activities. e. Where possible, burrows will be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe will be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow. f. If occupied burrows cannot be avoided during the non-breeding season, CDFW will enhance or create burrows in adjacent habitat at a 1:1 ratio of burrow destroyed to created at least one week prior to implementation of passive relocation techniques. If burrowing owl habitat enhancement or creation takes place, CDFW will develop and implement a monitoring and management plan to assess the effectiveness of the mitigation. If monitoring indicates that the actions have not adequately mitigated for the Project's impacts, CDFW will implement remedial actions (e.g., enhancing or creating additional burrows) that compensate for these impacts.				
MM BIO-3: Minimize Potential Impacts to Bats.	**MM BIO-3:** Prior to approval of a grading permit or the necessary permits to construct the electrical distribution route, the permittee shall include the following	The permittee shall have a bat habitat assessment and survey, as applicable, prior to any tree removal during the bat maternity	P	PD & CT	PC __/__/__

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist

PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Prior to approval of a grading permit or the necessary permits to construct the electrical distribution route, the permittee shall include the following measures to minimize impacts associated with the potential loss and disturbance of special status bats.	measures to minimize impacts associated with the potential loss and disturbance of special status bats. a. Tree-roosting bats, such as the western red bat, and cavity-roosting bats, such as the pallid bat, could occur in the trees (typically with greater than 16 inches diameter at breast height (DBH) on or near the project site. A roosting bat survey shall be conducted by a qualified biologist within suitable roosting habitat within 30 days prior to the start of construction activities to determine whether or not bats are roosting within or adjacent to the project area. Surveys should consist of daytime pedestrian surveys to look for visual signs of bats (e.g., guano), and if determined necessary, evening emergence surveys to note the presence or absence of bats. If roosting bats are detected and directly impacted by the project, excluding any bats from roosts should be accomplished by a qualified biologist in consultation with CDFW prior to the removal of the roosts. Exclusionary devices, such as plastic sheeting, plastic or wire mesh, may be used to allow for bats to exit but not re-enter any occupied roosts. If special-status bats (i.e., pallid bat) are found onsite, and the roost would be destroyed during development, an artificial roost should be provided for the bats. The roost should be constructed and placed on-site prior to removal of the original roost. Removal of maternity roosts for special-status bats would be coordinated with PBES and CDFW prior to removal. Maternity roosts for any species of bat, either common or special-status, should not be demolished or removed until the young are able to fly independently of their mothers. Trees and branches that support potential bat roosts that are being removed as part of the project, should be left in-place overnight before being wood-chipped or hauled away to allow any possible roosting bats present within the fallen trees to fly away. If maternity roosts are found in trees near the work area and the trees would not be removed during development, a qualified biologist should determine an appropriate no-work buffer zone. Species-specific noise tolerance levels (including high frequency noise) should be established for work taking place near the buffer around the maternity roost.	season (April 1 to August 31). In the event special-status bat species or bat maternity roosts are detected, construction activities shall be scheduled to avoid the maternity roosting season.			
MM CUL-1: Cultural Resource Protection.	**MM CUL-1:** The permittee shall retain a professional, who meets the Secretary of the Interior's professional qualification standards, who shall be onsite to conduct archaeological monitoring during project related ground disturbing activities for the installation of electrical transmission	Prior to issuance of any grading or building permits pursuant to this approval the applicant will	P	PD	PC __/__/__

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist

PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	poles number 0/9, 0/10, 0/11, and the undergrounding of the transmission lines. Monitoring procedures shall proceed as follows: a. Monitoring shall involve the observation of ground-disturbing activities in areas that have the potential to contain artifacts or subsurface archaeological features, as well as the inspection of excavation spoils to verify the presence or absence of artifacts. At times, grading of fill soil taken from a known sensitive area will be monitored as well. Monitoring shall occur during the entire workday, and daily while ground-disturbing activities are taking place in culturally sensitive areas. b. During monitoring, if the archaeologist and tribal monitor observes artifacts or potential archaeological features, the equipment and/or personnel that encountered the archaeological material will be stopped so that the archaeological monitor can inspect the area and associated soils to determine the presence or absence and potential significance of the archaeological materials encountered. c. When artifacts or subsurface archaeological features are encountered, archaeological materials shall be photographed (to only be provided to the DPR) and the location recorded. A field number shall be assigned to each artifact. Artifacts shall be placed in labeled paper bags that fully protect them from damage. Work will be allowed to resume once the archaeological monitor removes the artifact(s) and determines that further artifacts or an archaeological feature are not present. The applicant shall follow the "Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Witun Nation". d. Equipment stoppages will only involve the equipment that encountered archaeological material. During temporary equipment stoppages, the archaeologist will efficiently accomplish all necessary tasks so that work can continue. **e.** A Daily Monitoring Record form shall be completed for each day that archaeological monitoring occurs. The form shall be used to record **daily monitoring activities, such as construction**	provide to the Planning, Building & Environmental Services division the contact information for the archaeologist conducting onsite monitoring of project related ground disturbing activities. Archaeological monitoring shall continue until such time that the archaeologist determines that further ground disturbing activities will not adversely impact potentially significant archaeological resources. The Planning, Building & Environmental Services division shall be contacted at the conclusion of monitoring activities.			

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist

PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	personnel, procedures and equipment, dimensions of excavated areas, soil description and stratigraphy, and cultural material observed.				
MM CUL-2: Cultural Resource Protection.	**MM CUL-2:** The concept of cultural sensitivity includes developing a collection of skills that helps one learn about and comprehend individuals from different cultures than their own, including resources and sites that may have significance in those cultures. Given the nature and sensitivity of archaeological sites and cultural resources that are or may be encountered during the Project, the applicant shall train its staff and consultants on cultural competence when working with Native American communities and Native American human remains, grave goods, ceremonial items, and any cultural artifacts. The Tribe will provide qualified staff from its Cultural Resources Department to provide education on what cultural resources are, what to look for, the laws and regulations that govern cultural resource management, and what to do in the event of a discovery (the "Training"). The Training will consist of a 20-30 minute, in-person, training session for the construction workers.	The applicant shall provide the PBES department with verification that cultural resources training occurred.	P	PD	PC __/__/__

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist

PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

PROJECT REVISION STATEMENT

Laketricity Commercial Floating Solar Use Permit (P22-00340), Zone Change (P23-00181), and Variance (P23-00268)

I hereby revise Laketricity Commercial Floating Solar Use Permit (P22-00340), Zone Change (P23-00181), and Variance (P23-00268), to include the six (7) measures specified below:

MM AES-1: The applicant shall obtain all necessary permits from CalTrans to underground the proposed electrical transmission lines surrounding the Grape Crusher sculpture scenic vista. The undergrounding shall extend from Tower 0/18 to tower 1/6. No surface disturbance or aboveground improvements shall be installed within 50 feet from either top of bank from the ephemeral stream located southeast of the Grape Crusher sculpture. Directional boring, or an equivalent construction technique, shall be used to install underground portions of the electrical transmission route within 50 feet of this ephemeral stream.

MM AG-1: The project sponsor or permittee shall record a farmland conservation easement or other similar mechanism, for the conversion of state designated Unique Farmland resulting from the expansion of the PG&E electrical substation. The protective easement will total 0.9-acres of existing farmland, located within Napa County, and the farmland shall be of equal or greater quality than the farmland lost to conversion. Land placed in a protective easement shall be restricted from development and other uses that would degrade the quality of the farmland (including, not limited to conversion to other land uses such as residential, commercial, urban development, or excessive off-road vehicle use that increases erosion) and should be otherwise restricted by the existing goals and policies of Napa County. The Owner/Permittee shall record the farmland conservation easement prior to grading permit issuance. Areas to be preserved shall take into account the type of farmland being removed and the acreage included in the preservation areas should be selected in a manner that minimizes fragmentation of farmland.

MM BIO-1: Prior to approval of a grading permit or the necessary permits to construct the electrical distribution route, the permittee shall include the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

a. If construction activities occur between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction survey for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (within 0.25-miles of project activities). The preconstruction survey shall be completed in accordance with the Swainson's Hawk Technical Advisory Committee 2000 guidelines (SHTAC 2000), or current guidance. Surveys shall be conducted in accordance with Section 9 of the survey protocol, Surveys for Disturbance-Only Projects. The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County PBES Planning Division and the CDFW prior to commencement of work.

b. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.

c. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County PBES Planning Division and the U.S. Fish and Wildlife Service (USFWS) and/or CDFW prior to initiation of project activities. Exclusion buffers for raptors may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with County PBES Planning Division and the USFWS and/or CDFW. If nesting White-Tailed Kite are detected during surveys, the project shall immediately notify CDFW and implement a 0.25-mile no-disturbance buffer zone around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active, unless otherwise approved in writing by CDFW. The project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between February 1 and August 1 for each year, unless otherwise approved in writing by CDFW.

d. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

e. Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas should undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.

f. If take of White-Tailed Kite cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP and also consult with USFWS pursuant to the federal Endangered Species Act (ESA).

MM BIO-2: Prior to approval of a grading permit or the necessary permits to construct the electrical distribution route, the permittee shall include the following measures to minimize impacts associated with the potential loss and disturbance of Burrowing Owl.

a. Pre-construction surveys for burrowing owls will be conducted in areas supporting potentially suitable habitat and within 30 days prior to the start of construction activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site will be resurveyed. CDFW will conduct surveys for burrowing owls in accordance with protocols established in the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or current version).

b. If burrowing owls are detected, disturbance to burrows will be avoided during the nesting season (February 1 through August 31). CDFW will establish buffers around occupied burrows in accordance with guidance provided in the Staff Report on Burrowing Owl Mitigation. Buffers around occupied burrows will be a minimum of 656 feet (200 meters) during the nesting season, and 160 feet (100 meters) during the non-breeding season.

c. Outside of the nesting season (February 1 through August 31), passive owl relocation techniques will be implemented. Owls would be excluded from burrows in the immediate impact zone within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors will be in place at least 48 hours prior to excavation to insure the owls have departed.

d. The work area will be monitored daily for 1 week to confirm owl departure from burrows prior to any ground-disturbing activities.

e. Where possible, burrows will be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe will be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

f. If occupied burrows cannot be avoided during the non-breeding season, CDFW will enhance or create burrows in adjacent habitat at a 1:1 ratio of burrow destroyed to created at least one week prior to implementation of passive relocation techniques. If burrowing owl habitat enhancement or creation takes place, CDFW will develop and implement a monitoring and management plan to assess the effectiveness of the mitigation. If monitoring indicates that the actions have not adequately mitigated for the Project's impacts, CDFW will implement remedial actions (e.g., enhancing or creating additional burrows) that compensate for these impacts.

MM BIO-3: Prior to approval of a grading permit or the necessary permits to construct the electrical distribution route, the permittee shall include the following measures to minimize impacts associated with the potential loss and disturbance of special status bats.

a. Tree-roosting bats, such as the western red bat, and cavity-roosting bats, such as the pallid bat, could occur in the trees (typically with greater than 16 inches diameter at breast height (DBH) on or near the project site. A roosting bat survey shall be conducted by a qualified biologist within suitable roosting habitat within 30 days prior to the start of construction activities to determine whether or not bats are roosting within or adjacent to the project area. Surveys should consist of daytime pedestrian surveys to look for visual signs of bats (e.g., guano), and if determined necessary, evening emergence surveys to note the presence or absence of bats. If roosting bats are detected and directly impacted by the project, excluding any bats from roosts should be accomplished by a qualified biologist in consultation with CDFW prior to the removal of the roosts. Exclusionary devices, such as plastic sheeting, plastic or wire mesh, may be used to allow for bats to exit but not re-enter any occupied roosts. If special-status bats (i.e., pallid bat) are found onsite, and the roost would be destroyed during development, an artificial roost should be provided for the bats. The roost should be constructed and

placed on-site prior to removal of the original roost. Removal of maternity roosts for special-status bats would be coordinated with PBES and CDFW prior to removal. Maternity roosts for any species of bat, either common or special-status, should not be demolished or removed until the young are able to fly independently of their mothers. Trees and branches that support potential bat roosts that are being removed as part of the project, should be left in-place overnight before being wood-chipped or hauled away to allow any possible roosting bats present within the fallen trees to fly away. If maternity roosts are found in trees near the work area and the trees would not be removed during development, a qualified biologist should determine an appropriate no-work buffer zone. Species-specific noise tolerance levels (including high frequency noise) should be established for work taking place near the buffer around the maternity roost.

MM CUL-1: The permittee shall retain a professional, who meets the Secretary of the Interior's professional qualification standards, who shall be onsite to conduct archaeological monitoring during project related ground disturbing activities for the installation of electrical transmission poles number 0/9, 0/10, 0/11, and the undergrounding of the transmission lines Monitoring procedures shall proceed as follows:

a. Monitoring shall involve the observation of ground-disturbing activities in areas that have the potential to contain artifacts or subsurface archaeological features, as well as the inspection of excavation spoils to verify the presence or absence of artifacts. At times, grading of fill soil taken from a known sensitive area will be monitored as well. Monitoring shall occur during the entire workday, and daily while ground-disturbing activities are taking place in culturally sensitive areas.

b. During monitoring, if the archaeologist and tribal monitor observes artifacts or potential archaeological features, the equipment and/or personnel that encountered the archaeological material will be stopped so that the archaeological monitor can inspect the area and associated soils to determine the presence or absence and potential significance of the archaeological materials encountered.

c. When artifacts or subsurface archaeological features are encountered, archaeological materials shall be photographed (to only be provided to the DPR) and the location recorded. A field number shall be assigned to each artifact. Artifacts shall be placed in labeled paper bags that fully protect them from damage. Work will be allowed to resume once the archaeological monitor removes the artifact(s) and determines that further artifacts or an archaeological feature are not present. The applicant shall follow the "Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Witun Nation".

d. Equipment stoppages will only involve the equipment that encountered archaeological material. During temporary equipment stoppages, the archaeologist will efficiently accomplish all necessary tasks so that work can continue.

e. A Daily Monitoring Record form shall be completed for each day that archaeological monitoring occurs. The form shall be used to record daily monitoring activities, such as construction personnel, procedures and equipment, dimensions of excavated areas, soil description and stratigraphy, and cultural material observed.

MM CUL-2: The concept of cultural sensitivity includes developing a collection of skills that helps one learn about and comprehend individuals from different cultures than their own, including resources and sites that may have significance in those cultures. Given the nature and sensitivity of archaeological sites and cultural resources that are or may be encountered during the Project, the applicant shall train its staff and consultants on cultural competence when working with Native American communities and Native American human remains, grave goods, ceremonial items, and any cultural artifacts. The Tribe will provide qualified staff from its Cultural Resources Department to provide education on what cultural resources are, what to look for, the laws and regulations that govern cultural resource management, and what to do in the event of a discovery (the "Training"). The Training will consist of a 20-30 minute, in-person, training session for the construction workers.

Dynamo Solar LLC further commit themselves and successors-in-interest to (a) inform any future purchasers of the property of the above commitments; (b) include in all property leases a provision that informs the lessee of these restrictions and binds them to adhere to them, and (c) inform in writing all persons doing work on this property of these limitations.

Dynamo Solar LLC understands and explicitly agrees that with regards to all California Environmental Quality Act and Permit Streamlining Act (Government Code Sections 63920-63962) deadlines, this revised application will be treated as a new project. The new date on which

said application will be considered complete is the date on which an executed copy of this project revision statement is received by the Napa County Department of Planning, Building and Environmental Services.

DocuSigned by:
Eva PAULY-BOWLES
B8571FE3847B414...

Eva Pauly-Bowles
On behalf of Dynamo Solar LLC

04/11/2024
Date