

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 201012673

Project Title: Morlet Family Estate Winery Use Permit Major ModificationLead Agency: County of NapaContact Person: Jessica JordanMailing Address: 1195 Third Street, Suite 210Phone: 707-299-1355City: NapaZip: 94559County: Napa**Project Location:** County: NapaCity/Nearest Community: St. HelenaCross Streets: St. Helena Highway, Deer Park RoadZip Code: 94574Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 10.14Assessor's Parcel No.: 022-200-031

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 29Waterways: Napa River

Airports: _____

Railways: _____

Schools: _____

Document Type:
 CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☒ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

 NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

 Other: ☐ Joint Document
☐ Final Document
☐ Other: _____
Local Action Type:
☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☐ Rezone
☐ Prezone
☒ Use Permit
☐ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____
Development Type:☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____☒ Commercial: Sq.ft. 6,076 Acres _____☐ Industrial: Sq.ft. _____ Acres _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____

Employees _____

Employees³ _____

Employees _____

☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**
☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs

☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☐ Schools/Universities
☒ Septic Systems
☐ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☐ Other: _____
Present Land Use/Zoning/General Plan Designation:

Residential Structure/AW (Agricultural Watershed)/AWOS (Agriculture, Watershed, and Open Space)

Project Description: (please use a separate page if necessary)

See Notice of Intent

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".

If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> Caltrans District #4	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Integrated Waste Management Board	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 28, 2011 Ending Date February 28, 2011

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



A Tradition of Stewardship
A Commitment to Service

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT, AND PLANNING DEPARTMENT
1195 Third Street, Suite 210
Napa, CA 94559
707.253.4417

Notice of Intent to Adopt a Mitigated Negative Declaration

1. Project Title & Number: Morlet Family Estate Winery Use Permit Major Modification – P10-00375
2. Property Owner: Mr. and Mrs. Luc Morlet
3. County contact person, phone number, and email: Jessica Jordan, 707-299-1355, Jessica.Jordan@countyofnapa.org
4. Project location and APN: 2825 St. Helena Highway, St. Helena, CA 94574; APN 022-200-031
5. Project Sponsor's Name and Address: Ms. Donna Oldford, Plans4Wine, 2620 Pinot Way, St. Helena, CA 94574
6. General Plan designation: AWOS (Agriculture, Watershed, and Open Space)
7. Zoning: AW (Agricultural Watershed)
8. Brief Description of the Project:

The project consists of a Major Modification to the previously approved Use Permit (P06-01453) establishing a winery at the subject property. Alterations to the previous project included in this request are:

- Removing the requirement to establish a new driveway access to State Route 29 (SR 29; or St. Helena Highway) and allowing all winery and construction traffic to utilize the existing driveway on the subject property's northern boundary.
- Retire the private residential use of the second story and loft space within the existing winery building and convert the space to winery offices and file storage;
- Recognize an 80 square foot area in front of the existing fireplace on the ground floor as a wine tasting and marketing area;
- Allow a new 1,413 square foot crush pad on the north side of the existing winery building during Phase I to be removed following Phase II;
- Recognize an existing 2,400 square foot pool deck area for some of the marketing events already approved and a 120 square foot existing restroom in the pool area as a winery visitor restroom;
- Allow for a Type II wine cave;
- Installation of a 120 square foot concrete pad and installation of up to two water storage tanks, approximately 15 feet in height and storing at least 12,000 gallons of water for fire protection purposes on the hill to the south of the winery building;
- Acknowledge the proposed phasing for construction: Phase I to include winery building improvements, 1,413 square foot crush pad, water storage tank pad, winery storage in existing shed, and wastewater treatment system; Phase II to include Type II cave excavation and construction, 1,750 square foot crush pad, and removal of the 1,413 square foot crush pad on the north side of the winery building; and
- Allow hold-and-haul capability for the first two years of harvest.

As previously approved, the proposed winery will have an annual production of 20,000 gallons per year with tours and tastings by appointment only for a limited number of persons per day. Marketing events are also restricted to a certain number, type, and size per year. No changes, other than those listed above, to the previous approvals are included in this project.

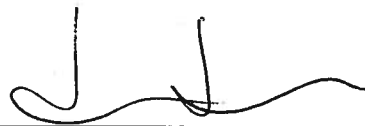
9. The project site is not located on the lists enumerated under Section 65962.5 of the Government Code, including, but not limited to lists of hazardous waste facilities.

PRELIMINARY DETERMINATION:

The Napa County Director of Conservation, Development, and Planning has tentatively determined that the project analyzed in the attached initial study checklist would not have a significant effect on the environment and the County intends to adopt a mitigated negative declaration. Copies of the proposed mitigated negative declaration and all documents referenced are available for review at the offices of the Napa County Conservation, Development, and Planning Department, 1195 Third St., Suite 210, Napa, CA 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (excepting holidays).

January 28, 2011

DATE OF THIS NOTICE



BY: Jessica Jordan

WRITTEN COMMENT PERIOD: January 28, 2011 – February 28, 2011

Please send written comments to the attention of Jessica Jordan, Supervising Planner at 1195 Third St., Suite 210, Napa, CA. 94559, or via e-mail to jessica.jordan@countyofnapa.org. A public hearing on this project is tentatively scheduled for the Napa County Conservation, Development, and Planning Commission at 9:00 AM or later on March 2, 2011. You may confirm the date and time of this hearing by calling (707) 253.4417.

**COUNTY OF NAPA
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 THIRD ST., SUITE 210
NAPA, CA 94559
(707) 253-4416**

**Initial Study Checklist
(form updated September 2010)**

- 1. Project Title:** Morlet Family Estate Winery Use Permit Major Modification – P10-00375
- 2. Property Owner:** Mr. and Mrs. Luc Morlet
- 3. County Contact Person, Phone Number and email:** Jessica Jordan, Supervising Planner, 707-299-1355, Jessica.Jordan@countyofnapa.org
- 4. Project Location and APN:** 2825 St. Helena Highway, St. Helena, CA 94574; APN 022-200-031
- 5. Project sponsor's name and address:** Ms. Donna Oldford, Plans4Wine, 2620 Pinot Way, St. Helena, CA 94574
- 6. General Plan description:** AWOS (Agriculture, Watershed, and Open Space)
- 7. Zoning:** AW (Agricultural Watershed)
- 8. Description of Project:**

The project consists of a Major Modification to the previously approved Use Permit (P06-01453) establishing a winery at the subject property. Alterations to the previous project included in this request are:

- Removing the requirement to establish a new driveway access to State Route 29 (SR 29 or St. Helena Highway) and allowing all winery and construction traffic to utilize the existing driveway on the subject property's northern boundary;
- Retire the private residential use of the second story and loft space within the existing winery building and convert the space to winery offices and file storage;
- Recognize an 80 square foot area in front of the existing fireplace on the ground floor as a wine tasting and marketing area;
- Allow a new 1,413 square foot crush pad on the north side of the existing winery building during Phase I to be removed following Phase II;
- Recognize an existing 2,400 square foot pool deck area for some of the marketing events already approved and a 120 square foot existing restroom in the pool area as a winery visitor restroom;
- Allow for a Type II wine cave;
- Installation of a 120 square foot concrete pad and installation of up to two water storage tanks, approximately 15 feet in height and storing at least 12,000 gallons of water for fire protection purposes on the hill to the south of the winery building;
- Acknowledge the proposed phasing for construction: Phase I to include winery building improvements, 1,413 square foot crush pad, water storage tank pad, winery storage in existing shed, and wastewater treatment system; Phase II to include Type II cave excavation and construction, 1,750 square foot crush pad, and removal of the 1,413 square foot crush pad on the north side of the winery building; and
- Allow hold-and-haul capability for the first two years of harvest.

As previously approved, the proposed winery will have an annual production of 20,000 gallons per year with tours and tastings by appointment only for a limited number of persons per day. Marketing events are also restricted to a certain number, type, and size per year. No changes, other than those listed above, to the previous approvals are included in this project.

9. Describe the environmental setting and surrounding land uses.

The project is proposed on a 10 acre parcel located on the southwest side of St. Helena Highway (State Route 29), immediately across from its intersection with Deer Park Road. The subject property shares its southern boundary with the City of St. Helena. The property is presently developed with the winery building, utility building, pool and outdoor lawn area, other landscaped areas, naturally vegetated areas, and

approximately 1.5 acres of vineyard. The 500-year and 100-year floodplain is located along the northern property boundary, extending onto the property by approximately 200 feet. No structures are located within the floodplain.

Based on Napa County environmental resource mapping and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), about 80 percent of the site consists of Hambright-rock outcrop complex, 2 to 30 percent slopes and 30 to 75 percent slopes; along the SR 29 frontage, the balance of the site is Bale day loam, 0 to 2 percent slopes. The Hambright soil series is characterized by areas of rock outcrop and soils on plateaus and steep to very steep soils on uplands. Runoff is medium to very rapid and the risk of erosion is slight to high, depending on the percent slope. The Bale soil series is characterized as nearly level soil on alluvial fans and flood plains. Runoff is slow and the hazard of erosion is slight.

The subject property is the site of the former Castner Winery, built in 1880. Originally a 51 acre plot of land, 35 acres were planted with vines and a tunnel was built for storage and aging of wine with a capacity for 70,000 gallons. Only clarets and white wines were produced; no distillery was connected to the winery use. During Prohibition, however, the winery went bankrupt. The property was subdivided and sold after being idle for a number of years. The former "Castner Winery" building, which is currently in good condition, will be restored to its original use as a winery. The original stone building was refurbished, remodeled and converted into a residence with the addition of a swimming pool and bath house.

Land uses in the vicinity of the project are a mix of large lot residential uses, active vineyard operations on lots ranging (generally) from twenty to eighty acres, vacant parcels inhabited by natural undisturbed vegetation, and wineries with production ranging from 7,000 to 300,000 gallons annually. Individual wineries located within ½ mile of the project area include Grace Family Winery (1210 Rockland Drive, 7,000 gallons/year, not open to the public), Revana Winery (2930 St. Helena Highway North, 15,000 gallons/year, tours and tasting by appointment), Ballentine Winery (2820 St. Helena Highway North, 50,000 gallons/year, tasting by appointment only), Markham Winery (2812 St. Helena Highway North, 300,000 gallons/year, open to the public), William Cole Winery (2849 St. Helena Highway North, 20,000 gallons/year, tours and tasting by appointment only), St. Clement Vineyards (2867 St. Helena Highway North, 72,000 gallons/year, open to the public), and Vineyard 29 (2927 St. Helena Highway North, 48,500 gallons per year, tours and tasting by appointment only). Properties on the southwest side of St. Helena Highway are zoned AW (Agricultural Watershed). Properties on the northeast side of St. Helena Highway are zoned AP (Agricultural Preserve). Properties to the south of the project site are under the land use authority and zoning of the City of St. Helena.

10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

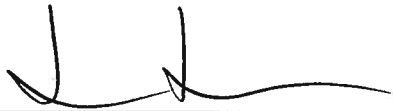
California Department of Transportation (Encroachment Permit)

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

1/27/11

Date

Name: Jessica Jordan, Supervising Planner

Napa County Conservation, Development & Planning Department

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The majority of the proposed improvements are located within an existing structure, a former winery building built in 1880, currently used as a residence. No changes to the building exterior are proposed that would damage any known scenic vista. Improvements included in the project occurring outside of the building include installation of a crush pad and cover on the northern side of the winery building and installation of a concrete pad south of the building for water storage tanks. Water storage tanks will be completely obscured from view by existing vegetation. No trees will be removed.
- b) The subject property has parcel frontage along State Route 29 (SR 29; St. Helena Highway), a designated Public Road in the *Scenic Highways Element* of the *Napa County General Plan*. The winery building is located within sight of the state scenic highway however, with limited external changes and no tree removal occurring as a result of the project, no substantial damage to scenic resources will occur.
- c) The proposed project meets all building and landscape setbacks from roadways. Additionally, the open area along the parcel frontage is planted in vineyard. The project will not degrade the existing visual character or quality of the site and surrounding area.
- d) No new exterior lighting beyond that previously approved is included in the proposed project. In accordance with County standards, all exterior lighting will be the minimum necessary for the operational and security needs. No installation of highly reflective surfaces will occur as part of the project. As designed, and as subject to standard conditions of approval, the project will not have an impact on light and glare. The standard winery condition of approval relating to lighting states that;

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations, and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted. Architectural highlighting and/or spotting are not allowed. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. All lighting shall comply with the California Building Code.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES.¹ Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 Game, water quality, or other environmental resources addressed in this checklist.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-e) The project site is located in the designated Agriculture, Watershed, and Open Space area of the *Napa County General Plan Land Use Element*. The previously approved winery use and currently proposed changes will take place on a site with existing cultivated vineyards and within existing structures. The site and surrounding properties are not under Williamson Act contract. There will be no conversion of existing farmland to non-agricultural use. The site and surrounding areas are not designated forest land and no conversion to non-forest use will result from the project. No impacts to agricultural and forest resources will occur.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan. Wineries as proposed here are not producers of air pollution in volumes substantial enough to result in an air quality plan conflict. The project site lies within the Napa Valley, which forms one of the climatologically distinct sub-regions (Napa County Sub region) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the Valley create a relatively high potential for air pollution. Over the long term, emissions resulting from the proposed project would consist primarily of mobile sources, including production-related deliveries and visitor and employee vehicles traveling to and from the winery. The *Bay Area Air Quality Management Plan* states that projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and do not require further study (*BAAQMD CEQA Guidelines*, p. 24). The previously approved winery included 3 full-time employees, 25 visitors per week, and limited production pickups/deliveries; meaning that this project will account for 13 maximum daily trips on a day with no marketing events (this assumes 1.05 occupants per car for employees, 3.2 trips per day per full-time employee, and 2.6 occupants per car for visitors- all per *Napa County Winery Traffic Generation Characteristics*). The approved marketing plan included occasional marketing events, with up to 50 people at the largest event; at 2.6 persons per car that would add up to 19 additional trips on the day of a large marketing event. The new proposal to include hold and haul capacity within the wastewater system will account for an additional trip every other day. The resulting busiest day plus marketing total of 33 project-related trips is well below the established threshold of significance. The alterations to the previously approved winery included in the current modification request will not result in any change or increase in trips. Therefore, impacts to air quality are less than significant.
- b) Please see "a.", above. There are no projected or existing air quality violations in the area to which this proposal would contribute. The project would not result in any violations of applicable air quality standards.
- c) Please see "a." above and "d.-e." below. The proposed project would not result in a cumulatively considerable net increase in any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. Standard conditions of approval for any Napa County construction project require dust control measures.
- d-e) Earthmoving and construction activities required for project construction may cause odors and a temporary degradation in air quality from dust and heavy equipment air emissions during the construction phase. While construction on the site will 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;

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur during windy periods.

Wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. Construction-phase pollutants will be reduced to a less than significant level by the above-noted standard condition of approval. The project will not create pollutant concentrations or objectionable odors affecting a substantial number of people.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- The site is located immediately north of the city of St. Helena in an area with some rural residences and wineries and areas of undisturbed natural vegetation. County Environmental Sensitivity Maps (Biological Surveys, Wetlands, CNDDB) do not identify the presence of any special status species on or near the project site. The majority of activities included in this modification request will occur within an existing structure and will not impact any biological resources. Improvements included in the project occurring outside of the existing building will mainly occur within the developed footprint of the property, adjacent to the existing structure and near the pool/lawn areas. Cave construction will occur underneath the hill on the southwestern side of the building. Construction and installation of the water tanks will occur within a vegetated area, southwest of the building. No trees will be removed as part of construction or ongoing maintenance of the caves or water tanks. Previously completed biological analyses of the project area identified the potential for nesting birds (Red-shouldered hawks), protected under the Migratory Bird Act of 1918, within the undisturbed vegetation surrounding the project site. No such resources were identified on the subject property itself. In order to insure protection of nesting birds during project construction, Mitigation Measure 1 below requires pre-construction surveys in coordination with the California Department of Fish and Game (DFG). Conducting pre-construction surveys and coordinating with DFG prior to construction will insure that impacts to any biological resources will be less than significant.
- The Napa River is located across St. Helena Highway and approximately 2,200 feet east of the site. No new improvements will be constructed in the creek or within the vicinity of the creek. The project will not result in any adverse impacts to riparian habitats or other sensitive natural communities nor will it result in any changes from what now exists.
- County Environmental Sensitivity Maps (Watershed Overlay) do not indicate the presence of any wetlands or potential wetlands within the project boundary. The project will not result in any impacts to federally protected or potentially sensitive wetlands.
- The project will not interfere 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) The project does not include removal of trees. The project does not conflict with any County policies or ordinances protecting biological resources, such as a tree preservation policy.
- f) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. There are no such plans applicable to the subject parcel.

Mitigation Measure: Prior to initiation of construction of the water storage tank pad, installation of water tanks, and/or wine cave construction, the applicant/owner shall avoid disturbance to nests of birds protected under the Migratory Bird Act of 1918 as amended during the breeding season as follows:

- For earth disturbing activities occurring during the breeding season (March 1 through July 31), a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat for protected bird species within 500 feet of the disturbance area no more than 14 days prior to grading or earthmoving activities.
- If active nests are found during preconstruction surveys, a 500 foot no-disturbance buffer will be created around active nests during the breeding season or until it is determined that all young have fledged. This buffer zone is consistent with California Department of Fish and Game (CDFG) avoidance guidelines; however, they may be modified in coordination with CDFG based on existing conditions at the project site.
- If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Shrubs that have been determined to be unoccupied by special-status birds or that are located 500 feet from active nest may be removed.

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

Discussion:

- a) County Environmental Sensitivity Maps (Archaeological Resources Overlay) indicate this site is a known historically sensitive site. The Meg Scantlebury, *Extant Winery Buildings in Napa County, May 2002*, determined how many historic winery buildings not currently used for commercial purposes are located on sites between five and ten acres in size within unincorporated Napa County. The former Castner Winery was one of three extant historic winery buildings that fit the lot size criteria of the 85 historic winery sites identified. The site does not have a County Landmark designation and is not listed in the California State Historic Inventory. Due to residential additions to the rear of the original winery building, including a pool and attached garage, the building has been significantly modified since the Castner Winery ceased to exist. No substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5 will occur as a result of the project.
- b) According to Napa County Environmental Resource Mapping (*archaeology surveys, archeology sites, archeologically sensitive areas, and archeology flags* layers), the project area is not part of any known archeologically sensitive area. As a result, neither this project nor any resulting ministerial activity will foreseeably cause a substantial adverse change in the significance of an archeological resource.
- c) The subject property does not contain any known paleontological resources or unique geologic features and therefore is not anticipated to result in any adverse impacts to such resources.
- d) No formal cemeteries are known to exist within the project area and, as noted above, no significant evidence of historic and/or prehistoric Native American settlement was found in the project area. Public Resources Code §5097.98, Health and Safety Code §7050.5, and CEQA §15064.5(e) detail the procedures to follow in case of the accidental discovery of human remains, including requirements that work be stopped in the area, that the County Coroner be notified, and that the most likely descendants be identified and notified via the Native American Heritage Commission. There are no foreseeable project-specific impacts to human remains.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The proposed project is not located within any Alquist-Priolo earthquake fault zone. Therefore, there is no risk of fault rupture. The site has rolling topography with gentle to steeply-sloped portions. While seismic activity is endemic to the Bay Area, all cave and structures will be constructed to UBC requirements, resulting in a less than significant risk related to seismic ground shaking. All proposed activities included in the Major Modification will take place outside the liquefaction area, neither people nor structures will be exposed to potential adverse effects such as loss, injury, or death related to liquefaction. The project site is not located in an area of landslide hazards.
- b) According to the United States Department of Agriculture, Soil Conservation Service, Soil Survey of Napa County, California, approximately 80 percent of the site consists of Hambright rock outcrop complex (2-30 and 30-75 percent slopes) and about 20 percent, along the eastern parcel frontage, is Bay day loam (0-2 percent slope). The proposed project will occur mostly within an existing structure on the parcel. Exterior improvements are limited and will occur on gently sloping parts of the parcel, near the existing structure and will not result in substantial alterations to the existing slope of the property. The soils onsite are characterized by slow to medium runoff and moderate to high erosion potential. Development of the project will be required to implement the storm water and erosion control Best Management Practices under the standards developed in the County's National Pollutant Discharge Elimination System, Phase II Stormwater permit.
- c) The site is not located on a geologic unit or characterized by soils that are unstable or subject to landslide, lateral spreading, subsidence, liquefaction, or collapse.
- d) The soil type is not classified as expansive soils, as defined in Table 19.1B of the UBC, creating substantial risks to life or property.
- e) According to the Napa County Department of Environmental Management, the proposed wastewater system including hold-and-haul capacity is adequate to accommodate the proposed winery use. With permit issuance and installation of the approved system, no impact to soils relative to septic tanks or waste water disposal systems will occur.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion:

- a) Construction and operation of the project analyzed in this initial study will contribute to overall increases in Greenhouse Gas (GHG) emissions by generating emissions associated with transportation to and from the site, emissions from energy used within the building, and emissions from the use of equipment. The project-specific increase in GHG emissions will be relatively modest, given the estimated 34 new vehicle trips per day on the busiest day during harvest season, and increasingly stringent Title 24 energy conservation requirements imposed as part of the building permit process.

The Bay Area Air Quality Management District (BAAQMD) has established a significance threshold of 1,100 metric tons of carbon dioxide equivalents per year and screening criteria related to greenhouse gas emissions (GHG) for new development. The proposed project is limited to modifications to a previously approved Use Permit for a winery within a building that was an established winery in 1880. While the project is not considered new development, an analysis of the project's contribution to GHG emissions can be informally conducted. The District's screening table does not specifically address wineries; however, it suggests that "quality restaurants" less than 9,000 square feet in size would not generate GHG in excess of the significance criterion (BAAQMD Air Quality Guidelines, Table 3.1). The winery including the modifications proposed by this project will be approximately 6,700 square foot winery building and outdoor marketing and wine production space. Since the proposed floor area is far below the screening levels for similar uses in the District's Guidelines, it's clear that the proposed project will not generate GHG above the significance threshold established by the District, and further analysis (and quantification) of GHG emissions is not warranted.

- b) Overall increases in 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 these 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 is currently serving as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

Pursuant to State CEQA Guidelines Section 15183, because this initial study assesses a project that is consistent with an adopted General Plan for which an environmental impact report (EIR) was prepared, it appropriately focuses on impacts which are "peculiar to the project," rather than the cumulative impacts previously assessed. The relatively modest increase in emissions expected as a result of the project will be well below the significance threshold suggested by BAAQMD, and in compliance with the County's General Plan efforts to reduce emissions described above. For these reasons, project impacts related to GHG emissions are considered less than significant.

Mitigation Measure: None.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) The proposed project will not involve the transport of hazardous materials. Any future operator that uses substantial amounts of hazardous materials will be subject to review and approval by the County, including the Environmental Management Department that regulates all hazardous materials uses.
- b) The project would not result in the release of hazardous materials into the environment.
- c) There are no schools located within one-quarter mile from the proposed project site.
- d) The site is not on any known list of hazardous materials sites.
- e) The site is not located within two miles of a public airport or public use airport. The project will not create a safety hazard for people residing or working at the winery location.
- f) The project site is not located within the vicinity of any private airports.
- g) The proposed project has been reviewed and been found acceptable as conditioned by the County Fire Department and Public Works Department. The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- h) The site is not located in an urbanized area near wild-lands but, there are open, undeveloped lands to the southwest of the site, inhabited by natural vegetation. The County Fire Department has reviewed the project and found it acceptable as conditioned. The project will be equipped with fire safety equipment and measures and exposure to people or structures to a significant risk of loss, injury or death related to wild-land fires is less than significant.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The proposed project will not violate any known water quality standards or waste discharge requirements. The previously approved Use Permit included approval of a septic system to support the winery. As part of this project, the applicant is requesting hold-and-haul capability for the wastewater disposal system. The applicant has submitted Winery Process Wastewater Hold and Haul Feasibility Study which evaluates the feasibility of the wastewater system to be installed as well as the hold and haul functions for on-site disposal of both the winery's domestic and process wastewater (Paul Bartelt, P.E. for Bartelt Engineering, *Winery Process Wastewater Hold and Haul Feasibility Study*, January 26, 2011). Domestic wastewater will be disposed of through the onsite septic system. Winery process waste will be stored onsite and then disposed of at an off-site location. The Napa County Department of Environmental Management has reviewed the proposed domestic and process wastewater systems and recommends approval as conditioned. Additionally, the applicant will be required to obtain all applicable permits from the Napa County Department of Public Works, which may include a Stormwater Pollution Management Permit. The permit will provide for adequate on-site containment of runoff during storm events through placement of siltation measures around the development area.
- b) The proposed project does not include any alterations to the previously approved project that would result in additional use of groundwater resources beyond those previously anticipated. The proposed conversion of residential uses within the winery building to winery office use and storage is likely to reduce the overall amount of groundwater utilized by the project. There is an existing groundwater well on the property. The 10 acre parcel is located in the 'valley floor' area, with an extraction threshold of 1.0 acre feet of water/acre/year, resulting in a total parcel threshold of 10 AF/YR. Considering conversion of the residential areas to winery office, the projected water use for the project is 2.75 AF/YR, well below the established threshold. The project will not result in substantial depletion of groundwater supplies. The majority of improvements associated with this project are within an existing structure. The project includes very minor exterior paving, which will not affect rates of groundwater recharge on the site. The project will not impact rates of groundwater recharge that result in a net deficit in aquifer volume or a lowering of the groundwater table.
- c-d) The proposed project, mainly involving improvements inside an existing structure, will not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off site. During construction, the project will incorporate erosion control measures appropriate to the site's maximum slope to manage onsite surface drainage and erosion of onsite soils. There will be a minor increase in the overall impervious surface resulting from the proposed paving however, this will not result in substantial alterations in the existing drainage pattern or surface runoff. The project will result in less than significant impacts to drainage patterns.
- e) The project is required to implement storm water and erosion control Best Management Practices under the standards developed in the County's National Pollutant Discharge Elimination System, Phase II Stormwater Permit. The project does not include disturbance of more than one acre therefore, no Storm Water Pollutant Elimination Permit is required. Storm drainage will be directed either towards the existing vineyard or will flow in its natural drainage path towards Nash Creek, an intermittent stream that flows into the Napa River to the east, located approximately 550 feet down-slope from the project site. Runoff will not exceed the capacity of an existing or planned stormwater system nor will substantial pollutants be contributed to runoff by the project.
- f) There are no other factors included in this project that would otherwise degrade water quality.
- g-h) The northeasterly portion of the project site is located within the 100-year and 500-year floodplain. All existing and proposed structures and all winery activities are located further south on the property, outside of these designated areas. The project includes a new parking area and vineyards within the floodplain areas. No housing or other structures will be placed within the floodplain nor will any structure impede or redirect flood flows as a result of this project.
- i) According to Napa County environmental resource mapping (*Dam Levee Inundation* layer), the project site is not located within any dam inundation area. The project will not expose people or structures to risk associated with dam inundation.

- j) In coming years, higher global temperatures are expected to raise sea level by expanding ocean water, melting mountain glaciers and small ice caps, and causing portions of Greenland and the Antarctic ice sheets to melt. The Intergovernmental Panel on Climate Change estimates that the global average sea level will rise between 0.6 and 2 feet over the next century (IPCC, 2007). However, the project area is located at approximately 125 feet in elevation and there is no known history of mud flow in the vicinity. The project will not subject people or structures to a significant risk of inundation from tsunami, seiche, or mudflow.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The proposed project is located in an area dominated by agricultural, residential, and open space uses and the improvements proposed here are in support of ongoing agricultural uses county-wide, as they provide a market for grapes grown within Napa County. This project will not divide an established community.
- b) The subject parcel is located in the AW (Agriculture Watershed) zoning district, which allows wineries and winery-accessory uses subject to use permit approval. The proposed project is a major modification of the previously approved winery use permit to convert existing additional space from residential to winery office use, consistent with the zoning for the site. No conflicts with any applicable land use plan, policy, or regulation will result from implementation of the proposed project.
- c) There are no habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measure: None.

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

Discussion:

- a-b) According to Napa County environmental resource mapping (*Soils Types, Surficial Deposits Overlays*), the project site does not contain any known mineral resources or locally-important mineral resources recovery sites.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-d) The proposed project would result in a temporary increase in noise levels during the project construction phase. Construction activities will be limited to daylight hours using properly muffled vehicles; and, as a result, noise generated during this time is not anticipated to be significant. The proposed project would not result in long-term significant construction noise impacts. Construction activities would generally occur during the period between 7 am and 7 pm on weekdays- normal waking hours. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (N.C.C. Chapter 8.16).

Noise from winery operations is generally limited. The Napa County Exterior Noise Ordinance, which was adopted in 1984, sets the maximum permissible received sound level for a rural residence as 45 db between the hours of 10 p.m. and 7 a.m. While the 45 db limitation is strict (45 db is roughly equivalent to the sound generated by a quiet conversation), much of the area around the proposed winery is given over to agricultural uses and standard winery conditions of approval are designed to minimize noise impacts on neighboring properties associated with outdoor amplified music by requiring;

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

In addition, continuing enforcement of Napa County's Exterior Noise Ordinance by the Department of Environmental Management and the Napa County Sheriff, including a separate and reinforcing prohibition against outdoor amplified music, should ensure the winery activities do not create a significant noise impact.

- e-f) The project site is not subject to an airport land use plan nor is it located within two miles of a public airport or private airstrip.

Mitigation Measure: None.

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

Discussion:

- a-c) The proposed project includes conversion of an existing residence into winery offices. The project will not displace any existing residents, housing, or involve physical changes that would divide an established community. The Association of Bay Area Governments' *Projections 2009* figures indicate that the total population of Napa County is projected to increase some 7.2% by the year 2035, while county-wide employment is projected to increase by 29% in the same period (Metropolitan Transportation Commission, *Superdistrict and County Summaries of ABAG's Projections 2009 - 2000-2035 Data Summary*, September 2009). The previously approved winery use includes three new full-time jobs and six new part-time jobs, which the current proposal will not modify. These new employee positions may lead to some population growth within Napa County. However, 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.

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 environmental 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. In addition, the project will be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs.

Mitigation Measure: None.

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

Discussion:

- a) Public services are currently provided to the subject parcel and, as a result, the additional demand placed on existing services will be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshall conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire and Public Works Departments 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. County revenue resulting from building permit fees, property tax increases, and taxes from the sale of wine and wine-related products will help meet the costs of providing public services to the facility. The proposed project will have a less than significant impact on public services. The proposed project will have no impact on public parks or any other public facilities beyond those discussed here.

Mitigation Measure: None.

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

Discussion:

- a-b) This application proposes modifications to a previously approved winery, including conversion of existing residential space to winery offices, development of a new crush pad, and recognition of existing outdoor spaces for winery use. No portion of this project, nor any foreseeable result thereof, will increase the use of existing recreational facilities. This project does not include new recreational facilities of any description.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and/or conflict with General Plan Policy CIR-16, which seeks to maintain an adequate Level of Service (LOS) at signalized and unsignalized intersections, or reduce the effectiveness of existing transit services or pedestrian/bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the Napa County Transportation and Planning Agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with General Plan Policy CIR-23, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-b) The site is located on the southwest side of St. Helena highway, approximately 400 feet north of the intersection with Deer Park Road. St. Helena highway is designated Rural Throughway in the General Plan and provides north-south connection throughout the valley for a high volume of traffic. The subject property does not currently have direct access to St. Helena highway. Access is currently taken from an existing road located along the northern property boundary, shared with several adjacent parcels, for access to the highway. There is also an additional access point, across an adjacent parcel (also owned by the Morlet family), to the south of the winery building.

The previously approved use permit request included construction of a new driveway access to St. Helena highway, approximately 75 feet south of the existing driveway on the northern side of the property boundary. The existing southern driveway access was not assumed for use by the winery. A traffic study was prepared to analyze the traffic impacts of the project and design issues associated with the new access driveway (Nickelson, George, P.E., *Traffic Analysis for the Ghost Winery Project at #2825 St. Helena Highway North in Napa County*, September 20, 2007). This traffic analysis identified minimal changes in operation of roadways surrounding the project site and that the project itself would add minimal trips (4 trips weekday PM peak; 5 trips Saturday afternoon peak) to the road network. These volumes represent an increase of approximately 0.3% to the existing volumes, resulting in less than significant impacts to level of service (LOS) of St. Helena highway.

The current project includes a request to abandon installation of a new access driveway and to utilize the existing driveway, along the northern property boundary, for all winery related activities. The initial proposal to establish a new driveway was not proposed as a mitigation measure for traffic impacts. Rather, the alternative was pursued in response to neighborhood concerns about winery use on the existing northern driveway. In order to assess this request, the applicant submitted an updated traffic analysis for review (Nickelson, George, P.E., *Revised Access Location for the Planned Morlet Winery on State Route 29 in Napa County*, December 14, 2010). This updated look at traffic impacts reconfirmed that the project will result in a minimal increase (0.3%) in volumes and will not create any significant traffic impacts to the surrounding roads. There are no design concerns associated with utilization of the existing driveway for the proposed project. Napa County Public Works Department has reviewed all traffic information provided by the applicant and concurs with the findings and has no objections to the proposal to utilize the existing driveway as opposed to establishing a new driveway.

The County has established that a significant traffic impact would occur in increases in traffic from a project would cause intersections or two-lane highway capacity to deteriorate to worse than LOS E. Alternatively, at intersections of two-lane highway where base case (without project) is LOS F, a significant impact is considered to occur if a project increases the base volumes by more than one percent. Napa County utilizes a one percent significance threshold for the identification of significant adverse traffic impacts to travel during peak hours. This threshold was determined by the Napa County Transportation Planning Agency and has been used consistently as the significance determination for all recent EIR and CEQA documents. Peak period traffic generated from the project will contribute less than 1 percent to traffic levels on roadways and intersections and to deterioration in level of service. This less than 1 percent increase is considered a less than significant impact.

- c) The project does not have any impact on air traffic patterns.
- d-e) The project will not result in creation of any hazards or result in inadequate emergency access.
- f) The project will provide adequate parking for winery operations onsite. Neither excess parking nor inadequate parking will be created.
- g) The project does not conflict with any known policies or plans supporting alternative transportation.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board and will not result in a significant impact on the environment relative to wastewater discharge. Wastewater disposal will be accommodated on-site and in compliance with State and County regulations.
- b) The winery and modifications proposed by this project will utilize an existing onsite well for domestic water supply and will install a new process wastewater system with hold-and-haul capacity for wastewater disposal. The Napa County Department of Environmental Management has reviewed the proposed domestic and process wastewater systems and recommends approval as conditioned. Required wellhead setbacks and ongoing monitoring of the facility's wastewater systems by the Department of Environmental Management will reduce any impacts on water quality to less than significant levels. The new wastewater treatment system will not result in significant environmental impacts over permitted baseline levels.
- c) The project will not require or result in the construction of new storm water drainage facilities or an expansion of existing facilities which would cause a significant impact to the environment.
- d) The proposed project does not include any alterations to the previously approved project that would result in additional use of groundwater resources beyond those previously anticipated. The proposed conversion of residential uses within the winery building to winery office use and storage is likely to reduce the overall amount of groundwater utilized by the project. There is an existing groundwater well on the property. The 10 acre parcel is located in the 'valley floor' area, with an extraction threshold of 1.0 acre feet of water/acre/year, resulting in a total parcel threshold of 10 AF/YR. Considering conversion of the residential areas to winery office, the projected water use for the project is 2.75 AF/YR, well below the established threshold. No new or expanded water supplies are required. Sufficient water supplies are available for the winery use.
- e) Wastewater treatment will be accomplished through an onsite septic system. No impacts to domestic wastewater system capacity will occur as a result of the project.
- f-g) The project will be served by a landfill with sufficient capacity to meet the project demands. No significant impact will occur from the disposal of solid waste generated by the project. The project will comply with all local, state, and federal regulations related to solid waste.

Mitigation Measure: None.

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

Discussion:

- a) The project site has been previously disturbed and does not contain any known listed plant or animal species. The project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) The project does not have impacts that are individually limited, but cumulatively considerable.
- c) There are no environmental effects caused by this project that would result in substantial adverse effects on human beings, whether directly or indirectly. No hazardous conditions resulting from this project have been identified. The project would not have any environmental effects that would result in significant impacts.

Mitigation Measure: None.

Morlet Family Estate Winery Use Permit Major Modification
#P10-00375
Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name/Date)
BIOLOGICAL RESOURCES MITIGATION MEASURE:			
<p>Prior to initiation of construction of the water storage tank pad, installation of water tanks, and/or wine cave construction, the applicant/owner shall avoid disturbance to nests of birds protected under the Migratory Bird Act of 1918 as amended during the breeding season as follows:</p> <ul style="list-style-type: none"> • For earth disturbing activities occurring during the breeding season (March 1 through July 31), a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat for protected bird species within 500 feet of the disturbance area no more than 14 days prior to grading or earthmoving activities. • If active nests are found during preconstruction surveys, a 500 foot no-disturbance buffer will be created around active nests during the breeding season or until it is determined that all young have fledged. This buffer zone is consistent with California Department of Fish and Game (CDFG) avoidance guidelines; however, they may be modified in coordination with CDFG based on existing conditions at the project site. • If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during 	Planning Department	Prior to initiation of construction of the water storage tank pad, installation of water tanks, and/or wine cave construction	

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name/Date)
the construction period, no further mitigation is required. Shrubs that have been determined to be unoccupied by special-status birds or that are located 500 feet from active nest may be removed.			

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development, and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.



Signature of Owner(s)/Authorized Agent

LUC MORLET

Print Name

Owner / Applicant

Interest