COUNTY OF NAPA
PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT
1195 THIRD ST., SUITE 210, NAPA, CA 94559
(707) 253-4416

Initial Study Checklist
(form updated September 2010)

1. **Project Title**: Woolls Ranch Winery; Use Permit & Road and Street Standards Exception (#P13-00187)

2. **Property Owner**: Woolls Ranch, LLC, 1032 Mt. Veeder Road, Napa, CA 94558

3. **County Contact Person, Phone Number and e-mail**: Sean Trippi, Principal Planner, 253-4417, sean.trippi@countyofnapa.org.

4. **Project Location and APN:** The 236.66 acre project site is located on the east side of Mt. Veeder Road, approximately 1,000 feet north of its intersection with Redwood Road. APN: 035-010-054. 1022 Mt. Veeder Road, Napa. Access to the project site is provided across APN's 035-010-017, 018, 059, and 060.

5. **Project Sponsor's Name and Address**: Paul Woolls, Woolls Ranch, LLC, 1032 Mt. Veeder Road, Napa, CA 94558

6. **General Plan description**: Agriculture, Watershed & Open Space (AWOS)

7. **Zoning**: Agricultural Watershed (AW)

8. **Background/Project History:**

May 27, 2009 – An Erosion Control Plan (P08-00436-ECPA) was approved administratively to develop 38.55 gross acres (29.75 net acres) of vineyards on the 236.66 acre site. According to information provided by the applicant, there are approximately 32 acres of vineyards on the property[1]. The entire area of the vineyard project is in areas previously used for livestock grazing. Most of the undeveloped natural vegetation on the parcel would remain in its existing condition. The vineyard development included 22 vineyard blocks ranging in size from 0.04 acre to 4.94 acres, the installation of a 1,000 square foot sediment basin, the installation of five new 10,000 water storage tanks, access roads, and the installation and maintenance of erosion control measures.

An existing detention pond, formerly a stock pond when the site was used for cattle grazing, (sometimes referred to as the North Pond) was to function as a detention basin to attenuate peak storm water flows from the proposed vineyards. The pond appears on aerial imagery in 1973 (earliest county records available) and was somewhat kidney bean shaped. Based on subsequent aerial imagery, the pond was altered between 2009 and 2011, and now has a more uniform oval shape. There are no permits on record regarding alteration of this pond. A smaller pond in the southern portion of the property, previously used as a watering hole for cattle (sometimes referred to as the South Pond or stock pond), was filled in preparation for vineyard planting. This work took place in accordance with a County issued grading permit (W08-01013). To date, the water storage tanks have not been constructed/installed.

A Mitigated Negative Declaration (MND) was adopted on May 27, 2009, associated with the Erosion Control Plan (P08-00436-ECPA) for the above referenced vineyard development. The previous MND addressed the potential impacts related to vineyard development which encompassed the proposed winery development area.

A Subsequent Negative Declaration was prepared to analyze the incremental effects of the proposed winery development to the previously approved Erosion Control Plan (ECP). The "baseline" against which such impacts were measured was the buildout of the previously approved ECP. The County adopted mitigation measures in connection with its approval of the ECP. The applicable mitigation measures were carried forward and incorporated into the Subsequent Negative Declaration. Impacts analyzed in the Subsequent Negative Declaration of the proposed project were measured against this baseline. The Subsequent Negative Declaration was circulated for public

[1] An additional vineyard block was laid out in the south corner of the development, on the site of an pre-existing seasonal pond, which has been filled, where the average slope was under not requiring an ECP (November 1, 2011, Winterization report, David A. Steiner, Soil Conservationist)

review on October 17, 2013, and the Use Permit and Exception to the County's Road and Street Standards were approved by the Planning Commission on November 6, 2013. The Planning Commission's action was then appealed by a neighboring property owner.

During the course of the Planning Commission hearing and included in the appeal packet, information was provided that water had been trucked to the project site in the summer of 2013 for irrigation of the vines. Based on this new information a Phase 2 Water Availability Analysis (WAA) was prepared by Luhdorff & Scalmanini, dated August 6, 2014, addressing groundwater supply, recharge and potential impacts on nearby wells and is included as an attachment to this document. The WAA recommended new mitigation measures resulting in the County's determination to prepare and circulate a new standalone Initial Study/Mitigated Negative Declaration[2]. The WAA indicates that the applicant was directed by the Board of Supervisors to prepare the report; however, the additional information represented in the report was at County staff's request based on water being imported to the site, bringing into question the amount of groundwater available to the site to serve existing and proposed new uses.

9. **Project Description**: Approval of a use permit to establish a new winery with an annual production capacity of 50,000 as follows:

(a) construct three new winery buildings with approximately 17,432 sq. ft. of floor area, including 13,060 sq. ft. for production uses and 4,372 for hospitality/administrative uses, including a commercial kitchen;
(b) create approximately 7,454 sq. ft. of outdoor work area including a 3,450 sq. ft. covered crush pad;
(c) provide on-site parking for 19 vehicles;
(d) establish a Marketing Plan (see below);
(e) allow tours and tastings which may include food paring(s) by appointment only to a maximum of 60 visitors per day;
(f) establish hours of operation from 8:00 AM to 8:00 PM (10:00 AM to 5:00 PM tasting and 8:00 Am to 8:00 PM, non-harvest production), 7 days a week;
(g) allow on-premise consumption pursuant to the Evans Bill (AB2004);
(h) employ 10 or fewer people full-time;
(i) install a new on-site winery process and domestic wastewater treatment system;
(j) install a total three new water storage tanks for irrigation (50,000 gallons) fire protection (53,000 gallons) and domestic (14,000 gallons) use; and,
(j) provide new landscaping, driveway improvements and signage.

The request also includes an exception to the County's Road and Street Standards to allow the use of an existing 14' wide access drive for a length of approximately 400-feet (of a 6,700-foot long access drive) with a proposed turnout meeting County standards. The remainder of the access drive will meet County standards.

Marketing Plan: In addition to the above-mentioned tours and tastings by appointment only for up 60 visitors a day, with a maximum of 420 per week, a marketing plan has been included as part of this proposal. The marketing events will occur both inside and outside the winery buildings and may include food pairings. The winery is proposing a commercial kitchen and marketing events. Private tours and tastings are proposed to conclude by 5:00 PM. Evening marketing events are proposed to cease by 10:00 PM on weekdays and 11:00 PM on weekends. The start and finish time of marketing activities will be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 5:30 PM. Marketing events are all by invitation, as proposed below:

- Four (4) per month for a maximum of 30 guests at each event.
- Two (2) per month for a maximum of 100 guests at each event.
- Four (4) per year for a maximum of 200 guests at each event.
- Participation in the wine auction.

The new production building will have a generally rectangular shape with two halves. Barrels, case goods and mechanical equipment will be housed in one half; tanks, offices and storage in the other half. Each half will be under a corrugated metal shed roof. In between and connecting the two halves is a crush pad covered by a flat roof and open at both ends, effectively creating a single structure. The exterior of the building will be clad in horizontal metal panels. The highest point of the building will be a little over 25 feet from finished grade.

The new hospitality and administrative buildings will be a little over 1,000-feet, as the crow flies, east of the production building. These two buildings are also rectangular, clad in plaster and capped with corrugated metal roofs, with a maximum height of approximately 17'-9".

Parking for 11 vehicles will be provided at the production building and 8 parking spaces will be provided at the hospitality and administrative building.

[2] The prior Subsequent Negative Declaration adopted by the Planning Commission is hereby rescinded and superseded by this document.

9. **Environmental setting and surrounding land uses:**

The 236.66 acre project site is located on the east side of Mt. Veeder Road, approximately 1,000 feet north of its intersection with Redwood Road. The area of the proposed project is in areas previously used for livestock grazing, as were the previously approved vineyard blocks. Most of the undeveloped natural vegetation on the parcel would remain in its existing condition. As noted above, the project site is currently developed with approximately 32 acres of vines and associated infrastructure. Implementation of vineyard development had commenced on all but three of the 22 vineyard blocks by October of 2009. Vineyard planting had commenced by October 2010. An existing paved road provides access to the subject parcel and an existing gravel road provides access to the winery development area. The road will be improved in compliance with the County's Road and Street Standards except as noted above. To date, the five 10,000 gallon water storage tanks as part of the vineyard project have not been constructed/installed on the site. The existing detention pond, or north pond, has been used to irrigate the vineyards with runoff captured on-site and with groundwater from the on-site well(s). During the 2013 irrigation season, approximately 1.7 million gallons of water purchased from the City of Napa was brought to the site in tanker trucks and deposited in the detention pond and used for vineyard irrigation as well. According to the Phase 2 WAA, the trucked-in water was needed for irrigation when the on-site wells were out of service because the well pumps were being replaced. Off-site water sources are not proposed to meet vineyard irrigation or winery water demands in the future. The WAA also indicates that there is a residence on the project site that since 2010 receives approximately 10,000 gallons water per year from the City of Napa that is stored at the house for residential use. According to the applicant, the residence is used very infrequently and receives purchased water approximately 3-4 times per year. However, Assessor records indicate that the residence is on an adjoining property.

General topography of the area consists of a mountain ridge line west of the City of Napa and west of the southern section of the Napa Valley. The project site is located at elevations between 680 and 900 feet in the Pickle Canyon, Redwood Creek, and Salvador Channel watershed drainages. General topography of the project site consists of gently to steeply sloping land (ranging from 1% to 30%) with an average slope of 15%. Redwood and Pickle creeks border the south and southeast legs of the property. A tributary to Pickle creek bisects a portion of the site west of the access road, approximately 400-feet at its nearest point to the road.

North/northeast of the project site are three properties ranging in size from 114 to 502 acres with 3 homes and vineyards. Southeast of the project site are five properties ranging in size from 4.8 to 18.9 acres; three properties with homes. South/southwest are five properties ranging in size from 1.5 to 135 acres with 7 homes, with vineyards on the largest property. East of the project site are ten properties ranging in size from 3.4 to 79.6 acres with seven homes and vines on two of the properties.

Producing wineries within about a mile of the project site include Hess Collection winery to the west and Phoenix Vineyards, Anthem winery, and Frisinger Vineyards to the east. Also to the east is Olney Family winery which is approved but not producing.

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

Discretionary approvals required by the County consist of a use permit. The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, encroachment permits and waste disposal permits. Permits may also be required by the Department of Alcoholic Beverage Control and Bureau of Alcohol, Tobacco, & Firearms.

Responsible (R) and Trustee (T) Agencies
None

Other Agencies Contacted
Federal Trade and Taxation Bureau
Department of Alcoholic Beverage Control

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

Sept. 12, 2014
Date

Name: Sean Trippi, Principal Planner

Napa County Planning, Building & Environmental Services Department

Note: Copies of all documents referenced herein are available for review at the offices of the Napa County Planning, Building & Environmental Services, 1195 Third St., Suite 210, Napa, CA 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (excepting holidays).

ENVIRONMENTAL CHECKLIST FORM

		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?	☐	☐	☒	☐
	b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
	c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
	d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

a-c. The project would not result in substantial damage to scenic resources or substantially degrade the visual character or quality of the site and its surroundings. The project site is currently developed with existing vineyards and associated improvements. The new winery buildings would not be visible from an identified scenic roadway candidate. The proposed winery production building is proposed in an existing clearing, nestled amongst the wooded areas. The hospitability building is proposed in an existing cleared area between vineyard blocks. As mentioned above, the buildings are proposed in areas that had been previously used for grazing. No trees are proposed to be removed as part of this request. There are no rock outcroppings visible from the road or other designated scenic resources on the property. The buildings would be a single-story with plaster and horizontal metal siding with corrugated and standing seam meal roofing in earth tones. Two water tanks, for fire protection and domestic use, are proposed near the production building. A third water storage tank, for vineyard irrigation is proposed near the north pond.

d. The site is currently developed with vineyards. The proposed winery will result in the installation of additional lighting that may have the potential to impact nighttime views. Although the project is in an area that has a certain amount of existing nighttime lighting, the installation of new sources of nighttime lights may affect nighttime views. Pursuant to standard Napa County conditions of approval for wineries, outdoor lighting will be required to be shielded and directed downwards, with only low level lighting allowed in parking areas. As designed, and as subject to the standard condition of approval, below, the project will not have a significant impact resulting from new sources of outside lighting.

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and 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, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is not subject to this requirement. Prior to issuance of any building permit for construction of the winery, two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with California Building Code.

Mitigation Measure(s): None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II.	**AGRICULTURE AND FOREST RESOURCES.**[3] 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?	☐	☐	☒	☐
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☒	☐

Discussion:

a. Based on a review of Napa County environmental resource mapping (*Department of Conservation Farmlands, 2008* layer), the majority of the site is classified as "grazing land" with small pockets or areas classified as "other lands". General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. As a result, this application will not result in the conversion of special status farmland to a non-agricultural use. The winery will be supported by the on-site vineyard which may generate approximately 9,000 to 18,000 gallons per year based on a yield of 2-4 tons per acre and 144 gallons per ton.

b. The property is currently subject to a Williamson Act Agricultural Contract (#32982 H). Agricultural processing facilities (i.e. winery) are allowed under the terms of the contract. The proposed project does not include the rezoning of forest land. Therefore, there are no conflicts between the designations of the property or the Williamson Act contract and the proposed project; no impacts are anticipated.

c/d. The project site is zoned AW (Agricultural Watershed), which allows wineries upon grant of a use permit. The proposed winery is located in an area of the site that is currently developed with vineyards or has been previously disturbed. According to the Napa County Environmental Resource Maps (based on the following layers – Sensitive Biotic Oak woodlands) portions of the wooded hillsides on the property contain tree species that are included in Oak woodlands category. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

e. As discussed in item "a.", above, the winery and winery accessory uses are defined as agricultural by the Napa County General Plan and are allowed under the parcels' AW (Agricultural Watershed) zoning. Neither this project, nor any foreseeable consequence thereof, would result in changes to the existing environment which would result in the conversion of special status farmland to a non-agricultural use.

Mitigation Measure(s): None required.

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[3] "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
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?	☐	☐	☒	☐
	b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
	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)?	☐	☐	☒	☐
	d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
	e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion:

a-c. On June 2, 2010, the Bay Area Air Quality Management District's Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act (CEQA). The thresholds were designed to establish the level at which the District believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on the Air District's website and included in the Air District's May 2011 updated CEQA Guidelines.

On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the thresholds. However, on August 31, 2013, the Court of Appeals reinstated the Air District's thresholds of significance provided in Table 3-1 (Criteria Air Pollutants & Precursors Screening Levels Sizes) which are applicable for evaluating projects in Napa County.

Over the long term, emission sources for the proposed project will consist primarily of mobile sources including vehicles visiting the site. The Air District's threshold of significance provided in Table 3-1 of the District's Air Quality Guidelines, update May 10, 2011, has determined that similar projects such as a quality restaurant and light industrial uses that do not exceed a threshold of 47,000 sq. ft. and 541,000 sq. ft., respectively, will not significantly impact air quality and do not require further study (BAAQMD CEQA Guidelines, May 2011 Pages 3-2 & 3-3.). Given the size of the entire project, which is approximately 17,432 sq. ft. of enclosed floor area, including about 4,372 sq. ft. of floor area for tasting/hospitality uses compared to the BAAQMD's screening criterion of 47ksf (high quality restaurant) and 541ksf (general light industry) for NO_x (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.)

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 resulting busiest day plus marketing total is well below the threshold of significance. 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.

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

The permittee shall comply during all construction activities with the Bay Area Air Quality Management District Basic Construction Mitigation Measures as provided in Table 8-1, May 2011 Updated CEQA Guidelines.

Furthermore, while earthmoving and 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.

e. While the Air District defines public exposure to offensive odors as a potentially significant impact, 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(s): None required

	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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Discussion:

a/b. As part of the previously adopted Mitigated Negative Declaration (MND) for the vineyards, a Biological resource reconnaissance and Special Status Plant surveys was conducted by MUSCI Natural Resource Assessment (Rae, August 2008, revised). The studies evaluated direct, indirect and cumulative impacts of the proposed vineyard development on existing site characteristics such as vegetative communities, wildlife habitats, special-status plant and animal species, aquatic resources and wildlife movement corridors (as noted above, the proposed winery development area is within the site area analyzed in the biological assessment). The survey did not find any rare, threatened, endangered, or sensitive plant or animal species, or unique habitat on the project site that would be impacted by the proposed development.

Although no special-status birds were observed on the project parcel when the MUSCI biological survey was conducted, potential nesting habitat was identified to occur within the subject parcel for listed and non-listed special-status species of birds. New nests including nests for raptors could be constructed since the biological resource reconnaissance was conducted and/or may be constructed prior to project implementation. Project activities such as earthmoving and grading during the breeding season (March 1 to July 31) have the potential to result in direct mortality of these species. In addition, human disturbances and construction noise have the potential to cause nest abandonment and death of young or loss of reproductive potential at active nests located near project activities. No mitigation associated with nests and nesting activity is required for ground-disturbing activities (i.e., ground clearing or grading) occurring during the non-breeding season (August 1 through February).

The following mitigation measure is included to address any earth disturbing activities from March 1 to July 31 to reduce potential impacts to nesting birds to a less than significant level:

Mitigation Measure BIO-1: The applicant/owner shall implement the following elements to avoid disturbing special-status bird nests 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 birds within 500 feet of earthmoving activities and related project construction activities.
- If active bird nests are found during preconstruction surveys, a 500-foot no-disturbance buffer will be created around active raptor nests during the breeding season or until it is determined by a qualified biologist that all young have fledged. A 250-foot buffer zone would be created around the nests of other special-status birds. If non-special status active bird nests are present, the nests shall be left undisturbed. These buffer zones are consistent with CDFG avoidance guidelines; however, they may be modified in coordination with CDFG based on existing conditions at the project site.

If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required.

In addition to nesting bird species, special-status bats have the potential to roost in hollow cores in trees within and adjacent to the parcel. Human disturbances and construction noise have the potential to cause roost abandonment and death of young or loss of reproductive potential at active nests located near project activities. Though not observed on the project site during field visits, the potential exists for bats to occupy trees near the project area. If ground-disturbing activities are scheduled to occur during the non-breeding season (September 1 through February 28), no mitigation is required. If earth disturbing activities would occur from March 1 to August 31, this impact would be considered potentially significant. The following mitigation measure is included to address any earth disturbing activities from March 1 to July 31 to reduce potential impacts to special-status bats to a less than significant level:

Mitigation Measure BIO-2: The applicant/owner shall avoid disturbance to the roosts of special-status bats during the breeding season as follows:

- For earth-disturbing activities occurring during the breeding season (March 1 through August 31), a qualified biologist shall conduct preconstruction surveys of all potential bat breeding habitat within 200 feet of grading or earthmoving activities. If active roosts are identified during preconstruction surveys, a no-disturbance buffer acceptable in size to CDFG will be created around active bat roosts during the breeding season.
- If preconstruction surveys indicate that roosts are inactive or potential habitat is unoccupied during the earthmoving period, no further mitigation is required.
- If earth-disturbing activities are delayed or suspended for more than one month after the preconstruction survey, the areas within 200 feet of earthmoving activities shall be resurveyed.

Applicant shall be responsible for conducting surveys. If species are found the CDFW shall be consulted to determine if any significant impacts are anticipated and what mitigation measures, if any, will be required.

c. According to the MUSCI report, no federally protected wetlands were identified within the proposed project site. Two stock ponds are adjacent to the approved vineyards; however, cattle access has removed riparian vegetation and effected bank integrity. No impacts to federally protected or potentially sensitive wetlands are anticipated.

d. Low-lying areas within and in between the approved vineyard blocks were identified as potential wildlife corridors or linkages that might provide access to or from suitable habitat. The vineyard project included three wildlife access points which will not be affected by the proposed winery. The approved vineyard plan included fencing the vineyard blocks into four individually fenced areas that was considered to have a less than significant impacts on wildlife movement and corridors.

e/f. This project would not interfere with any ordinances protecting biological resources. There are no tree preservation ordinances in effect in the County. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans.

Mitigation Measure(s): See above.

		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?	☐	☐	☒	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines§15064.5?	☐	☐	☒	☐
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☒	☐
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion:

a-c. According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no historical, archaeological, or paleontological resources, sites or unique geological features have been identified on the property. No historical, archaeological, or paleontological resources were encountered on the property when the vineyards were constructed and there is no information that would indicate that there is a potential for occurrence of these resources. However, if resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval:

> *"In the event that archeological artifacts or human remains are discovered during any subsequent construction in the project area, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Planning Building and Environmental Services Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98."*

d. No human remains have been encountered on the property during past grading activities when the vineyard improvements were constructed and no information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard condition of approval noted above.

Mitigation Measure: None required.

		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.	☐	☐	☒	☐
ii)	Strong seismic ground shaking?	☐	☐	☒	☐
iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv)	Landslides?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil creating substantial risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Discussion:

a.

i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed facility would result in a less than significant impact with regards to rupturing a known fault.

ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the facility will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to the maximum extent possible.

iii.) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest edition of the California Building Code for seismic stability would reduce any impacts to a less than significant level.

iv.) The Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) did not indicate the presence of landslides in the area of the proposed winery development on the property. A Geotechnical Evaluation was prepared for the vineyard conversion project by Jim Glomb, dated November 21, 2008. Glomb mapped four small landslides at depths ranging from 1-3 feet that were located within the vineyard development area. The erosion control plan associated with the vineyard development proposed to fix or repair the mapped landslides and provide design specifications to stabilize the slopes. All repair work has been completed as part of the installation of the vineyards. The proposed winery site is located outside the mapped landslide areas.

b. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), soils in the proposed development area and running along the western and eastern portions of the site are classified as Fagan clay loam which are characterized by rapid runoff and a moderate erosion hazard. Very limited areas at the fringes of the proposed development area running through the central portion of the property are mapped as Felton gravelly loam, which exhibit rapid runoff and a moderate to high erosion hazard. Project approval will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance which addresses sediment and erosion control measures and dust control, as applicable, to ensure that development does not impact adjoining properties, drainages, and roadways.

c/d. According to the Napa County Environmental Resource Maps (Surficial Deposits layer) the site is underlain by Pre-Quaternary deposits and bedrock. Based on the Napa County Environmental Sensitivity Maps (Liquefaction layer) the project site has very low susceptibility for liquefaction. The proposal will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.

e. The Napa County Division of Environmental Health has reviewed this application and recommends approval based on the submitted wastewater feasibility report and septic improvement plans. Soils on the property have been determined to be adequate to support the proposed septic improvements including the winery's process waste as well as the proposed number of visitors to the winery.

Mitigation Measure(s): None required.

		Potentially Significant Impact	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?	☐	☐	☒	☐
b)	Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:

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

In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria and Significance of Thresholds related to greenhouse gas emissions (GHG) for new development. As discussed under Section III - Air Quality, these thresholds of significance are appropriate for evaluating projects in Napa County. Over the long term, emission sources for the proposed project will consist primarily of mobile sources including vehicles visiting the site. The District's screening table (BAAQMD Air Quality Guidelines, Table 3.1) suggests that similar projects such as a quality restaurant and light industrial uses with less than 9,000 sq. ft. and 121,000 square feet of floor area, respectively, would not generate GHG in excess of the significance criterion (1,100 metric tons of carbon dioxide equivalents per year).

The proposal includes a total of approximately 17,432 sq. ft. of enclosed floor area, including about 4,372 sq. ft. of floor area for tasting/hospitality uses, with about 13,060 sq. ft. of production floor area. The proposed floor area is below the screening levels for similar uses in the District's Guidelines, therefore the proposed use would not generate GHG above the significance threshold established by the District, and further analysis (and quantification) of GHG emissions is not warranted. (Please note: a high quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.)

During our ongoing planning effort, the County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy **CON-65(e)**. (Note: 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.)

In addition to the project being below the Air District's thresholds of significance and screening criteria, the applicant proposes to incorporate GHG reduction methods including: energy conserving lighting, cool roof, bicycle racks, water efficient fixtures, water efficient landscaping, composting, and constructing a trellis on the south side of the building to reduce direct sun exposure. As noted above, the buildings have been sited in existing or previously cleared areas reducing grading and resulting in no tree removal. There are also wildlife corridors that were developed as part of the vineyard project. The applicant also proposes the use of recycled materials, utilizing locally produced foods, educating staff and visitors on sustainable practices and use of 70-80% cover crops in the vineyards.

GHG Emission reductions from local programs and project level actions, such as application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those winery features noted above would combine to further reduce emissions resulting from the project. The increase in emissions expected as a result of the project will be relatively modest and the project is in compliance with the County's efforts to reduce emissions as described above. For these reasons, project impacts related to GHG emissions are considered less than significant.

Mitigation Measure(s): None required.

		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?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in alteration of the buildings and subsequent winery operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage or transportation of greater the 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project some hazardous materials, such as building coatings/ adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less-than-significant impact.

b. 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 proposed site is not on any known list of hazardous materials sites.

e. The project site is not located within two miles of any public airport.

f. The project site is not located within the vicinity of any private airports.

g. The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan.

h. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires.

Mitigation Measure(s): None required.

		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?	☐	☐	☒	☐
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)?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☐	☒
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☒	☐
j)	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion:

a. The proposed project will not violate any known water quality standards or waste discharge requirements. New on-site domestic and process wastewater systems are proposed. The Napa County Division of Environmental Health has reviewed the proposed domestic and process wastewater systems and recommends approval as conditioned. Additionally, any earth disturbing activities would be subject to the County's Stormwater Ordinance which would include measures to prevent erosion, sediment, and waste materials from entering waterways both during and after any construction activities. Given the County's Best Management Practices, which comply with RWQCB requirements, the project does not have the potential to significantly impact water quality and discharge standards.

b. The initial phase one water availability analysis indicated that existing water usage on the parcel is approximately 10.41 af/yr for the existing vineyards. The proposed winery is expected to require an additional water supply of 1.73 af/yr resulting in an annual water demand 12.12 af/yr. However, the Water Supply Waste Disposal Information Worksheet indicated that existing water use for vineyard irrigation is 9,500 gal/day (10.64 af/yr) and anticipated water demand would be 11,100 gal/day (12.43 af/yr)[4]. There is also an existing residence located on a separate parcel owned by the project applicant that has received water from wells on project site in the past, but since 2010 has received water purchased from the City of Napa and brought in by tanker truck to the home as needed. The initial phase one water availability analysis did not include an allocation for this home as it was presumed water was supplied from the home site. The project site also provides the water supply for a neighboring property to the south (Simpson property) conveyed via a spring box pursuant to a recorded Amended Water Easement Agreement. However, the agreement does not specify the amount of water conveyed and a water allocation for the neighboring property was not included in the phase one water availability analysis.

[4] see November 6, 2013, Planning Commission Staff Report, Exhibit I

Subsequent to the appeal filed by a neighboring property owner, the applicant commissioned Luhdorff & Scalmanini Consulting Engineers, a professional hydrogeological engineering consulting firm, to assess groundwater conditions for the project site. The results of their assessment are included in the Woolls Ranch Phase 2 Water Availability Analysis (WAA) dated August 6, 2014, and summarized below.

The project site has three existing water supply wells (Woolls-Walker well, Winery well, and Pond well) and proposes to use groundwater for the existing vineyards and proposed winery operations. In addition to existing vineyard operations, there is a residence located on an adjoining property owned by the applicant. The WAA refers to this residence as a guest house and indicates that approximately 3-4 loads of water, or 10,000 gallons per year, have been delivered from the City of Napa for storage at the house. Although the applicant indicates that the home is used infrequently, this assessment will include a groundwater allocation of 0.5 af/yr consistent with the County's Estimated Water Use Guidelines for a primary residence, as this is the only home on the property and there is really no way to limit occupancy. Water from the project site is also provided from springs on the project site to the neighboring Simpson parcel under an Amended Water Easement Agreement, dated November 28, 2008. While the Agreement does not guarantee the quantity or quality of the water furnished under the Agreement, the Woolls Ranch "may not interfere with or take any action that will decrease the flow or quality (within legal limits)" to the Simpson's property. As noted in the WAA, there are no known records of actual water use on the Simpson property. Napa County's Estimated Water Use Guidelines of 0.5 af/yr were used for purposes of estimating the amount used for the residence on the neighboring property. The WAA indicates that a storage tank with a capacity totaling 50,000 gallons will be used to store groundwater pumped for irrigation purposes from the three wells. Water storage tanks for fire protection (53,000 gallons) and domestic use (14,000 gallons) use are also proposed.

According to the WAA, the total annual water demands for existing uses are estimated to range from 13.47 to 14.33 af/yr in normal water years and up to 16.06 af/yr in dry years. The annual vineyard demand is estimated to range from 12.97 to 13.83 af/yr in normal water years and up to 15.56 af/yr in dry years and estimated water demand for the Simpson property is 0.5 af/yr. The existing water demand numbers have been refined since the Phase I Water Availability Analysis as the Phase 1 Analysis only included water use for vineyard irrigation. Typically, the above water demands have been met with groundwater for water uses on the project site and spring water for water uses on the Simpson property. An exception to the sources of water used occurred during 2013. During 2013, a dry year, water sources included the irrigation wells, trucked water from the City of Napa (see WAA Section 2.2), and precipitation from runoff captured in the north pond (see WAA Table 7.2). The gross amount of water used is estimated to have been 15.82 af/yr, while the net amount for vineyard use is estimated to have been 15.27 af/yr. The net amount used for the vineyard is similar to the amount estimated for use in dry water years when each vine is estimated to use 90 gallons per season.

The proposed winery is expected to have a water demand of approximately 1.64 af/yr for winery operations (1.23 af/yr), landscaping (0.04 af/yr), and use by employees (0.14 af/yr) and visitors (0.23 af/yr). As noted above, staff is including an allocation of 0.5 af/yr for the existing residence owned by the applicant in the summary of water uses relying on groundwater from the subject property[5]. Projected water demand on the project site would be 15.61 to 16.47 af/yr in normal years and 18.21 af/yr in dry years, including the proposed winery, and the existing vineyards, the residence owned by the Woolls, and the Simpson residence.

Aquifer testing on all three wells on the project site was performed to assess the connectivity of the fractured rock aquifer between the on-site wells, a nearby well on an adjoining property (Allen/Campbell well), and naturally-occurring springs and/or surface water bodies[6]. The three wells on the Woolls Ranch property were tested separately and pumped for approximately one day each in March and April, 2014. Pumping rates in gallons per minute (gpm) were recorded from the wells during times when the pump was running. The average pumping rate for the Winery well was approximately 19.74 gpm, 18.07 gpm for the Woolls-Walker, and 27 gpm the Pond well. The aquifer testing showed that pumping for a 24-hour period at the Winery well and the Pond well had no effect on other wells, springs, or surface water bodies. When the Woolls-Walker well was tested, a response was observed during the 24-hour testing period in the neighboring Allen/Campbell Well.

When each well is pumped, the effect of pumping produces a cone of depression, which is a radius that widens over time spreading out from the well, causing drawdown in the aquifer materials nearby. With the exception of the Woolls-Walker well and the Allen/Campbell well, drawdown was only observed in the pumped well. This means that no mutual well interference was observed at the other two property wells when one well was pumping. The nearby Allen/Campbell Well did not experience the effects from pumping the Pond or Winery wells during the test period. Based on an equation described in the WAA, the Allen/Campbell well would not intersect the cone of depression created by the Pond well for over one year of continuous pumping; and about 200 days of continuous pumping in the Winery well. The estimated time for the cone of depression to reach the Allen/Campbell Well from the nearby Woolls-Walker well would be approximaltey 39 days.

The aquifer properties calculated from the aquifer testing were also used to estimate the time that the cone of depression created in response to pumping could potentially reach naturally occurring springs and/or surface water bodies. Theoretically, the cone of depression from the Winery Well (the well closest to the springs at a distance of 960 feet) could potentially reach the location of the springs on the Woolls property after

[5] Table 7.1 in the WAA does not include an allocation for the residence, identified as existing guest house, in the water use summary totals.

[6] Per the WAA, neither County records nor information provided for the Water Availability Analysis by neighboring landowners indicate the presence of an active well or other water source within 500 feet of the Woolls Ranch wells or parcel other than the Allen/Campbell well and springs described in the appeal materials.

nearly one year (326 days) of continuous pumping. However, the Winery well is not used continuously. In order to affect the spring flow, the cone of depression would necessarily need to be significant enough to result in a reversal of the groundwater flow direction. Generally, groundwater flow directions follow topography, and it is more difficult for a pumped well to result in a reversal of the gradient (especially from downhill of the well). It is much more likely that more of the water pumped the by wells originates upstream or upgradient of the wells. On the Woolls Ranch, since many of the surface water features (e.g., springs, creeks, etc.) are located at lower elevations, the hydraulic connection between the pumped well and springs or surface water is likely indirect. The pumped wells may be intercepting groundwater that might eventually supply these surface water features, but they are not directly removing water from them. Groundwater quality samples collected from the Woolls Ranch wells and the springs show a similarity in the chemical composition between the Winery Well and the springs, whereas groundwater from the Pond Well has a markedly different chemical composition. The similarity in groundwater between the Winery Well and the springs indicates a similar hydrogeologic environment.

Data summarized in the WAA shows a seasonal upward groundwater level trend in the wells on the property. This indicates that there is a recharge source for the aquifer and the aquifer can be pumped sustainably. However, the recovery of each well was incomplete within the timeframe of the aquifer testing (3 weeks), but testing indicates that recovery is slow, even when the aquifer is stressed at a relatively low pumping rate (20 gpm or less).

Groundwater recharge is a key component of long-term water supply availability. The geologic materials, soil infiltration rates, and slopes were evaluated to assess the potential for groundwater recharge on the property. The principal areas for recharge appear to occur along the ridgeline on the north to northeastern part of the parcel. The groundwater recharge on the Woolls Ranch parcel is estimated to be approximately 21.79 af/yr in both normal and dry years. A previous analysis conducted by MBK Engineers in 2013 of recharge processes in the Redwood Creek Watershed incorporated precipitation, streamflow, and land use data from the Redwood Creek Watershed, along with evapotranspiration data from Napa Valley, to calculate groundwater recharge rates within the watershed. The analysis spanned 15 years, from 1959 – 1973, and included a balanced range of precipitation year types. Annual recharge of groundwater during that period throughout the watershed was approximately 10 percent of average annual precipitation.

An estimate of average annual recharge volume was calculated by comparing average annual precipitation with the portions of the Woolls Ranch property exhibiting moderate recharge potential. The most recent long-term average precipitation dataset was used for this analysis which covers the period from 1981 to 2010. As described on page 28 of the WAA, the analysis for Woolls Ranch included the area-weighted mean annual precipitation for the 29-year period which includes dry and normal water-year types. The average annual recharge rate (inclusive of dry and normal water-year types) for Woolls Ranch is based on the ***10%*** of the area-weighted mean of the precipitation period (inclusive of dry and normal water-year types). Since the average annual recharge rate is inclusive of dry and normal water-year types, the same average annual recharge rate is applied to compute the total water source available during normal and dry water years listed in the table on page 43 of the WAA.[7]

The groundwater available to meet existing and new water demands was evaluated based on irrigation uses in prior years and the results of the three aquifer tests conducted at the project site for the three existing wells. Pumping rates are varied for early and late season based on previous observations during the irrigation season. The total volume that could be pumped from the three onsite wells in normal years is estimated to be about 16.24 af/yr and 17.71 af/yr in dry years. These quantities are based on operating the three wells intermittently during a 7.5 month period with a cyclic pattern of operation that varies from 3 hours on and 3 hours off during the early part of the season and one hour on and one hour off later in the season.

The total average annual groundwater recharge volume for the entire Woolls Ranch parcel is 21.79 AF which represents a parcel-specific fair share volume of groundwater on the property. The average annual groundwater recharge volume is distinct from, and likely much less than, the total volume of groundwater available on the parcel. The average annual groundwater recharge volume represents an amount up to which extraction by pumping is unlikely to reduce groundwater availability on the parcel over time.

Based on the projected water demand on the project site of 15.61 to 16.47 af/yr in normal years and 18.21 af/yr in dry years and the averge annual groundwater recharge volume of 21.79 af, there would be a net surplus of 3.58 to 5.31 af/yr.

The aquifer testing demonstrated that the poorly permeable fractured rock aquifer system limits the hydraulic effects of pumping. The Allen/Campbell Well is affected by pumping at the Woolls Walker Well. It is unlikely that pumping by any of the Woolls Ranch Wells directly affects the springs or other surface water features. However, it appears that there may be an indirect effect of pumping at the Woolls Ranch on the hydrogeologic environment contributing flow to springs on the same property. The aquifer testing demonstrated that the pumping rates at which the tests were conducted could be sustained during the 24-hour test periods. However, other physical boundary effects may further impede groundwater flow to the wells during summer to fall pumping periods.

[7]The computation (which involves consideration of slope class and soil permeability) is discussed in more detail on pages 27-28 of the WAA.

It is recommended that the property reduces the use of the Winery Well and Woolls Walker Well to ensure as little effect on nearby wells and springs as possible. Monitoring of groundwater and springs is recommended for a period of five years. Monitoring water levels at different scales will improve the understanding of the reliability and sustainability of the groundwater resource: this involves monitoring water level changes due to seasonal fluctuations, observing the effects from precipitation events, and measuring spring flows and groundwater extraction. Monitoring at the springs should be done on a long-term basis, because changes in pumping patterns on the property will most likely take a long time to produce changes in the flow of the springs. Monitoring is recommended at two spring locations and at the three onsite wells and the Allen/Campbell Well. Groundwater level measurements are recommended to be obtained on a generally continuous basis from the Woolls wells using transducers and manually on a quarterly basis from the Allen/Campbell Well. It is also recommended to record the volume of water pumped at each Woolls Ranch well on a monthly basis. An annual report is recommended to document groundwater and spring conditions, trends, and groundwater use.

The hydrogeologic characterization, aquifer testing, and water quality analyses performed for this WAA indicate that the proposed project may have the following potentially significant impacts:

- Groundwater levels in the Allen/Campbell Well, a pre-existing well located on an adjacent parcel and used as a water source for the properties at 3255 Dry Creek Road and 3277 Dry Creek Road, and
- Groundwater discharges at unnamed springs, located on the Woolls Ranch parcel and identified as a water source in an Amended Water Easement (dated November 28, 2008), with certain restrictions, for the property at 3674 Redwood Road, and
- Groundwater levels in the aquifer system in the vicinity of Woolls Ranch.

The following proposed project mitigation measures have been developed that will limit the potential impacts to ***less than significant levels***.

Impact GW-1: Groundwater pumping at Woolls Walker Well resulting in lower reduction of groundwater levels in the existing Allen/Campbell Well.

Data from the aquifer test conducted at the Woolls Walker Well on April 3 and April 4, 2014 show that operation of the Woolls Walker Well can induce lower groundwater levels in the preexisting Allen/Campbell Well. These lowered groundwater levels can result in an interrupted water supply to the Allen/Campbell if the intake on the pump in the Allen/Campbell Well does not remain submerged during operation. The analysis of groundwater recharge at the Woolls Ranch presented in the WAA report provides evidence that groundwater supplies on the parcel are more than sufficient to meet the proposed groundwater uses. Localized impacts on the Allen/Campbell Well are possible, though, due to its proximity to the Woolls Walker Well, the similar depths of the two wells, and the low aquifer transmissivity values derived from the constant rate aquifer test at the Woolls Walker Well. These factors can contribute to lowered groundwater levels at one or both wells from mutual pumping interference. This impact represents a potentially significant environmental impact.

Mitigation Measure GW-1: Managed pumping water levels in the Woolls Walker Well.

Because groundwater levels can be expected to vary somewhat from year to year, due to natural, weather related variations, it is not possible to define a precise pumping rate or volume limit for the Woolls Walker Well that would result in a significant impact. Mitigation of this impact will therefore be achieved by establishing a maximum groundwater level depth in the Woolls Walker Well that will prevent the direct effect of pumping at the Woolls Walker Well from causing an interruption to the water supply for the Allen/Campbell properties. Specifically, the applicant shall implement the following measures:

1. Install automated water level monitoring equipment in the Woolls Walker well to record groundwater levels at 15-minute intervals to the nearest 0.1 foot.
2. Install an automated pump controller at the Woolls Walker well with the capability to modulate the pumping rate or stop pumping to ensure that the water level is no more than 320 ft. below ground surface due to operation of the pump.

Monitoring devices and protocol shall be done in accordance with the recommendations of a qualified hydrogeologist that is selected by the applicant and approved by the County. Monitoring shall commence within 6 months of issuance of this use permit. These measures shall continue as long as the Allen/Campbell well remains in use as a source of supply.

Implementation of this measure will avoid potentially significant impacts on the Allen/Campbell well due to operation of the Woolls Walker well, thus reducing the project impact to a ***less than significant level.***

Impact GW-2: Groundwater pumping at Winery Well and reduction of flows at the unnamed springs on the Woolls Ranch parcel as identified in the Amended Water Easement (dated November 28, 2008).

While data collected during the aquifer test on March 24 and March 25, 2014 indicate that a direct impact on spring discharge due to pumping at the Winery Well would not occur until 326 consecutive days of pumping, water quality data from samples collected at the Winery Well and the springs indicate that these features share a similar hydrogeologic source. In the absence of more conclusive data with which to characterize the nature and extent of the impact, this impact represents a potentially significant environmental impact.

Mitigation Measure GW-2: Monitoring for direct impacts on spring discharges due to Winery Well operation and water supply replacement.

The applicant shall implement the following monitoring and reporting measures, for a period of five years, to develop data regarding patterns in spring discharge relative to potential factors, including time of year, water year type, groundwater levels, and groundwater use by the applicant. These potential factors will be evaluated in relation to temporal patterns in spring discharge to provide a means by which a direct impact due to Winery well operation can be determined.

1. Install automated water level monitoring equipment at the Winery well to record water levels at intervals no greater than 6 hours to the nearest 0.1 foot.
2. Install a flow meter on pipes that convey water from the unnamed springs (i.e., Springs #1 and #2 in this report) to the Simpson property and record monthly total flows or install shallow piezometers near these springs and record groundwater levels with automated transducers, if measurements of total spring discharge are not likely to be attained using flow meters on the conveyance pipes.
3. Record monthly and total annual groundwater pumping at the Winery Well with a flowmeter.
4. Create an annual summary report of groundwater conditions at the Winery Well and flows or groundwater levels at the unnamed springs based on the data described above.

If in the opinion of the hydrogeologist the monitoring data show a direct impact on spring discharges due to pumping at the Winery Well, the applicant shall implement alternate water supply measures to provide for a supply of water to the Simpson property, in accordance with the requirements of the Amended Water Easement (dated November 28, 2008). These will entail replacement of the corresponding volume of spring discharge impacted by the applicant's operations with water pumped from wells on the applicant's property.

Monitoring devices, protocol and reporting shall be done in accordance with the recommendations of a qualified hydrogeologist that is selected by the applicant and approved by the County. Monitoring shall commence within 6 months of issuance of this use permit. All reports shall be submitted to the County.

Implementation of the proposed monitoring and reporting measures and alternate water supply measures will avoid potentially significant impacts on unnamed springs due to operation of the Winery Well, thus reducing the project impact to a ***less than significant level.***

Impact GW-3: Long-term lowering of groundwater levels at the Woolls Ranch.

There are concerns that the demands on groundwater at the Woolls Ranch may act to lower groundwater levels over time in a way that effects groundwater resources in the vicinity of the Woolls Ranch parcel. Results contained in the WAA support the conclusion that existing and proposed uses of groundwater at the Woolls Ranch, including allotments of supply for the adjacent Simpson property, are within the parcel-specific fair share allotment of groundwater (the estimated average annual recharge rate exceeds the annual groundwater extraction during normal and dry years). This impact represents a potentially significant environmental impact, due to the lack of available data regarding historical water levels in the area.

Mitigation GW-3: Monitoring for long-term impacts to the groundwater system in the vicinity of Woolls Ranch and water demand reductions.

The applicant shall implement the following monitoring and reporting measures, for a period of five years, to develop a record of groundwater conditions at the Woolls Ranch over time. These data will enable evaluation of groundwater levels to identify trends associated with seasonal weather patterns and precipitation totals, water year types, and groundwater use by the applicant.

1. Monitor groundwater levels continuously at all Woolls Ranch wells with automated pressure transducers and at least semi-annually (i.e., in spring and fall) by manual measurement to confirm the transducer data. Quarterly groundwater level measurements will also be recorded at the Allen/Campbell well, pending landowner authorization. Spring and fall manual groundwater levels will be measured to record the annual range of levels typically observed in aquifer systems in the region. When measured manually at the Woolls Ranch wells, groundwater levels will be recorded no sooner than 48 hours after the well last operated in order to collect data representative of aquifer conditions (static groundwater levels).
2. Monitor precipitation onsite or compile precipitation data records from the nearest publically available source.
3. Record annual groundwater pumpage with flow meters at all wells in production on the Woolls Ranch. Groundwater pumpage shall not exceed 16.47 af/yr in normal years and 18.21 af/yr in dry years.
4. No new on-site or off-site water sources, including but not limited to wells or imported water shall be permitted without additional environmental review and a modification to the use permit. A new Phase 2 Water Availability Analysis shall be required prior to drilling any new wells on the property.
5. Create an annual summary report of groundwater conditions on the Woolls Ranch based on the data described above.

If the monitoring data show an ongoing impact on spring season groundwater levels (continual lowering regardless of water year types) due to groundwater use at the Woolls Ranch, the applicant shall implement alternate demand reduction measures such that groundwater levels show stable conditions on a multi-year basis. Demand reduction measures will include one or more of the following: subsurface irrigation, nighttime

irrigations in lieu of daytime irrigations, and/or utilization of variable drip irrigation application rates through the use of multiple irrigation lines per row. These measures will be applied adaptively and in accordance with the extent of any long-term groundwater level declines determined to be the result of Woolls Ranch operations.

Monitoring devices, protocol and reporting shall be done in accordance with the recommendations of a qualified hydrogeologist that is selected by the applicant and approved by the County. Monitoring shall commence within 6 months of issuance of this use permit. All reports shall be submitted to the County.

Implementation of the proposed monitoring and reporting measures and alternate demand reduction measures will reduce potentially significant impacts on groundwater levels to a ***less than significant level.***

c.-e. The proposed project will not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off site. There are no existing or planned stormwater systems that would be affected by this project. If the project disturbs more than one acre of land, the permittee will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction activities. The project site includes vineyards, landscaping and other pervious areas that have the capacity to absorb runoff.

f. There is nothing included in this proposal that would otherwise substantially degrade water quality. As discussed in greater detail at, "a.," above, the Division of Environmental Health has reviewed the sanitary wastewater proposal and has found the proposed system adequate to meet the facility's septic needs as conditioned. No information has been encountered that would indicate a substantial impact to water quality.

g.-i. According to Napa County environmental resource mapping (*Floodplain* and *Dam Levee Inundation* layers), the site does not fall within the floodplain, a FEMA designated floodway, or a dam levee inundation area. No housing is proposed as a part of this project. This project will not expose people or structures to a significant risk due to flooding.

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 765-ft. to 775-ft. above mean sea level 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(s): See above

		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?	☐	☐	☒	☐
	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?	☐	☐	☒	☐
	c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

Discussion:

a. The proposed project is located in an area dominated by agricultural, open space and rural residences. The proposed use and the improvements proposed here are in support of the ongoing agricultural use in the area. This project will not divide an established community.

b. The subject parcel is located in the AW (Agricultural Watershed) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The proposed project is compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

Agricultural Preservation and Land Use Policy AG/LU 1 of the 2008 General Plan states that the County shall, "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." The property's General Plan land use designation is AWOS (Agriculture Watershed and Open Space), which allows "agriculture, processing of agricultural products, and single-family dwellings." More specifically, General Plan Agricultural Preservation and Land Use Policy AG/LU-2 recognizes wineries and other agricultural

processing facilities, and any use clearly accessory to those facilities, as agriculture. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan.

The proposed use of the property for the "fermenting and processing of grape juice into wine" (NCC §18.08.640) supports the economic viability of agriculture within the county consistent with General Plan Agricultural Preservation and Land Use Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space...") and General Plan Economic Development Policy E-1 (The County's economic development will focus on ensuring the continued viability of agriculture...).

The General Plan includes two complimentary policies requiring that new wineries, "...be designed to convey their permanence and attractiveness." (General Plan Agricultural Preservation and Land Use Policy AG/LU-10 and General Plan Community Character Policy CC-2). Although this is not a new winery, the addition to the existing building proposed and the proposed new winery production building here are generally of a high architectural quality, conveying the required permanence and improving the buildings overall attractiveness.

c. There are no habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measure(s): None required.

		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?	☐	☐	☐	☒
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion:

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

Mitigation Measure(s): None required.

		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?	☐	☐	☒	☐
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

a/b. The proposed project will 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; 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).

c/d. Noise from winery operations is generally limited; however, the proposed marketing plan could create additional noise impacts. The submitted marketing plan includes a number of monthly and annual events, some of which would include from 100 to 200 visitors. The Napa County 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), the area surrounding the subject property is very lightly developed, with only a scattering of homes located in the immediate vicinity with the nearest residences approximately 1,000 feet west of the proposed winery building. Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against outdoor amplified music, should ensure that marketing events and other winery activities do not create a significant noise impact.

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

f) The project is not within the vicinity of a private airstrip.

Mitigation Measures: None required.

XIII. **POPULATION AND HOUSING.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion:

a. Staffing for the winery would include fewer than 10 full-time employees. The Association of Bay Area Governments' *Projections 2003* figures indicate that the total population of Napa County is projected to increase some 23% by the year 2030 (*Napa County Baseline Data Report,* November 30, 2005). Additionally, the County's *Baseline Data Report* indicates that total housing units currently programmed in county and municipal housing elements exceed ABAG growth projections by approximately 15%. The additional employees which are part of this project will almost certainly lead to some population growth in 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. In addition, the project will be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs.

Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code §65580, the County of Napa must facilitate the improvement and development of housing to make adequate provision for the housing needs of

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

b/c. This application will not displace a substantial volume of existing housing or a substantial number of people and will not necessitate the construction of replacement housing elsewhere.

Mitigation Measures: None required.

	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?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Discussion:

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

Mitigation Measures: None required.

	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?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion:

a/b. This application proposes constructing a new winery, and allowing tours and tastings by prior appointment and marketing events. No portion of this project, nor any foreseeable result thereof, would significantly increase the use of existing recreational facilities. This project does not include recreational facilities that would have a significant adverse effect on the environment.

Mitigation Measures: None required.

		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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d)	Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e)	Result in inadequate emergency access?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Discussion:

a.-b. The 236.66 acre project site is located on the east side of Mt. Veeder Road, approximately 1,000 feet north of its intersection with Redwood Road. The applicant has submitted a traffic study, *Traffic Analysis for the Woolls Ranch Winery,* prepared by Darlene Whitlock, PE, PTOE, for W-Trans, dated September 10, 2013, which analyzes existing and proposed traffic conditions and provides the basis for this analysis. The proposal would result in a 50,000 gallon per year winery with fewer than 10 full-time employees, 19 on-site parking spaces, a maximum of 60 visitors per weekday for tours and tastings by prior appointment, and a Marketing Plan with four (4) events per month with a maximum of 30 guests, two (2) events per month with a maximum of 100 guests, and four (4) event per year with a maximum of 200 guests. Marketing activities would occur outside the weekday and Saturday peak traffic periods (7-10 AM and 4-6 PM). Access to the winery would be from an existing driveway on Redwood Road, approximately 180-feet south of the Mt. Veeder Road/Redwood Road intersection. According to the traffic analysis, the existing driveway provides access to two residences. The request also includes an exception to the County's Road and Street Standards to allow an existing portion of the access drive to remain at its 14-foot width for a length of approximately 400-feet (of a 6,700-foot long access drive) with a proposed turnout meeting County standards. The remainder of the access drive will meet County standards.

Traffic conditions on roads and at intersections are generally characterized by their "level of service" or LOS. LOS is a convenient way to express the ratio between volume and capacity on a given link or at a given intersection, and is expressed as a letter grade ranging from LOS A through LOS F. Each level of service is generally described as follows:

LOS A- Free-flowing travel with an excellent level of comfort and convenience and freedom to maneuver.

LOS B- Stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in comfort, convenience, and maneuvering freedom.

LOS C- Stable operating conditions, but the operation of individual users is substantially affected by the interaction with others in the traffic stream.

LOS D- High-density, but stable flow. Users experience severe restrictions in speed and freedom to maneuver, with poor levels of comfort and convenience.
LOS E- Operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.
LOS F- Forced or breakdown conditions. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Long queues can form behind these bottleneck points with queued traffic traveling in a stop-and-go fashion. (2000 Highway Capacity Manual, Transportation Research Board)

According to the traffic analysis, Redwood Road, just south of Mt. Veeder Road has an average annual daily traffic volume of approximately 1,400 vehicles on a weekday and 1,100 vehicles on the weekend, which is indicative of a LOS B. New trips would consist of visitors, employees, and wine production-related truck traffic. The winery is expected to generate 68 daily trips on a typical weekday, 64 daily trips on a Saturday, and 79 daily trips on a Saturday during crush. The projected trip generation rates do not include 20 trips per day for the existing main residence and second unit based on data from the Institute of Transportation Engineers. Trips during the PM peak hour would be 25 on a weekday and 31 on a Saturday. Redwood Road/Mt. Veeder Road would continue to operate at LOS B when project trips are added to existing traffic volumes, including vehicles making a left turn onto the site. There is currently no left turn lane serving the property and according to the traffic analysis a left turn lane would not be required as a result of the winery (the warrant for a left turn is based on existing traffic counts or trips and new trips added by the project.)

According to the traffic consultant, traffic volumes on Redwood Road/Mt. Veeder Road are expected to increase from approximately 1,400 to 1,580 daily trips by 2030. The projected cumulative increase would result in projected operating conditions of LOS B, which is an acceptable level of service under cumulative conditions using the forecasted traffic volumes.

c. This proposed project would not result in any change to air traffic patterns.

d.-e. Access to the proposed winery is from an existing driveway on Redwood Road. The request also includes an exception to the County's Road and Street Standards to allow an existing portion of the access drive to remain at its 14-foot width for a length of approximately 400-feet (of a 6,700-foot long access drive) with a proposed turnout meeting County standards. The remainder of the access drive will meet County standards. The traffic study indicated existing vehicle speeds on Redwood Road were measured at about 35 miles per hour (mph) with no posted vehicle speed limits in the vicinity of the project. Stopping sight distances, based on Cal Trans design standards for the measured vehicle speeds, would be 250 feet measured along the two travel lanes on Redwood Road. Vehicle visibility was measured at about 400 feet when exiting the site looking north and about 100 feet when looking south. The project proposal includes altering the embankment along the southeast corner of the driveway. The traffic study indicated that it is uncertain that a sight distance of 250 feet when exiting the site looking to the south will be achieved as the traffic consultant had not reviewed the proposed alterations to the embankment. An addendum to the Traffic Analysis prepared by Darlene Whitlock of W-Trans, dated March 5, 2014, was submitted addressing sight distance to the south for motorists exiting the driveway. The addendum indicated that a brief radar survey was conducted a part of the original Traffic Analysis and that a more exhaustive survey was conducted on February 18, 2014 to better assess the speed of traffic on Redwood Road approaching the project sites driveway. Based on the more exhaustive radar survey, the 85th percentile vehicle speeds were measured at 30 mph for both directions and 29 mph for northbound traffic. Stopping sight distances would be 200 feet measured along the two travel lanes on Redwood Road. Since stopping sight distances are set in 5-mph increments the stopping sight distance for 29 mph would be slightly less than 200 feet. Since the original Traffic Analysis was prepared, the traffic consultant was able to review the embankment alteration plans and concluded stopping sight distance would be at least 200 feet. Although the addendum concludes that the stopping sight distance should be adequate, a condition of approval is recommended to reevaluate the driveway sight distance once the embankment alteration is completed and provide any additional recommendations prior to occupancy of the winery.

e. The project proposes a total of 19 striped parking spaces which would be sufficient to accommodate parking needs during normal business days for employees and visitors. Additional parking will be required for the larger marketing events. The applicant has sufficient space to accommodate additional parking throughout the remainder of the property or will provide a shuttle service from nearby legally established parking areas.

f. There is no aspect of this proposed project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

Mitigation Measures: None required.

		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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

a/b. The project will not exceed wastewater treatment requirements of 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. The project will not require construction of any new water or wastewater treatment facilities that will result in a significant impact to the environment. Wastewater disposal will be accommodated on-site in compliance with State and County regulations.

c. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which will cause a significant impact to the environment.

d. Discussion of groundwater availability and effects on adjacent wells is discussed in greater detail in **Section IX. Hydrology and Water Quality**.

e. Wastewater will be treated on-site and will not require a wastewater treatment provider.

f. The project will be served by a landfill with sufficient capacity to meet the projects demands. No significant impact will occur from the disposal of solid waste generated by the project.

g. The project will comply with federal, state, and local statutes and regulations related to solid waste.

Mitigation Measures: None required.

		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?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion:

a. The site has been previously developed with vineyards. The project would have a less than significant impact on wildlife resources. As analyzed above, no sensitive resources or biologic areas will be converted or affected by this project. Also as analyzed above, the project would not result in a loss of native trees or native vegetation. However, the Biological Resources section indicates that there is a possibility of state or federally protected species nesting in the vicinity of the site. Mitigation Measures are proposed to protect those species and no further effects are expected if all mitigation measures are implemented. 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. No historic or prehistoric resources are anticipated to be affected by the proposed project. With incorporation of the above referenced standard conditions of approval the proposed project will not eliminate important examples of California's history or pre-history.

b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential air quality, green house gas emissions, and traffic impacts are discussed in the respective sections above. The project would also increase the demands for public services to a limited extent, increase traffic and air pollution, all of which contribute to cumulative effects when future development in Napa Valley is considered. Cumulative impacts of these issues are discussed in previous sections of this Initial Study. The project as proposed and with the incorporation of the proposed mitigation measure will not have a cumulative effect on the environment.

c. All environmental effects from this project have been mitigated to a level of less than significant. 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.

Woolls Ranch Winery

Use Permit & Road and Street Standards Exception (P13-00187)
APN: 035-010-054

MITIGATION MONITORING AND REPORTING PROGRAM

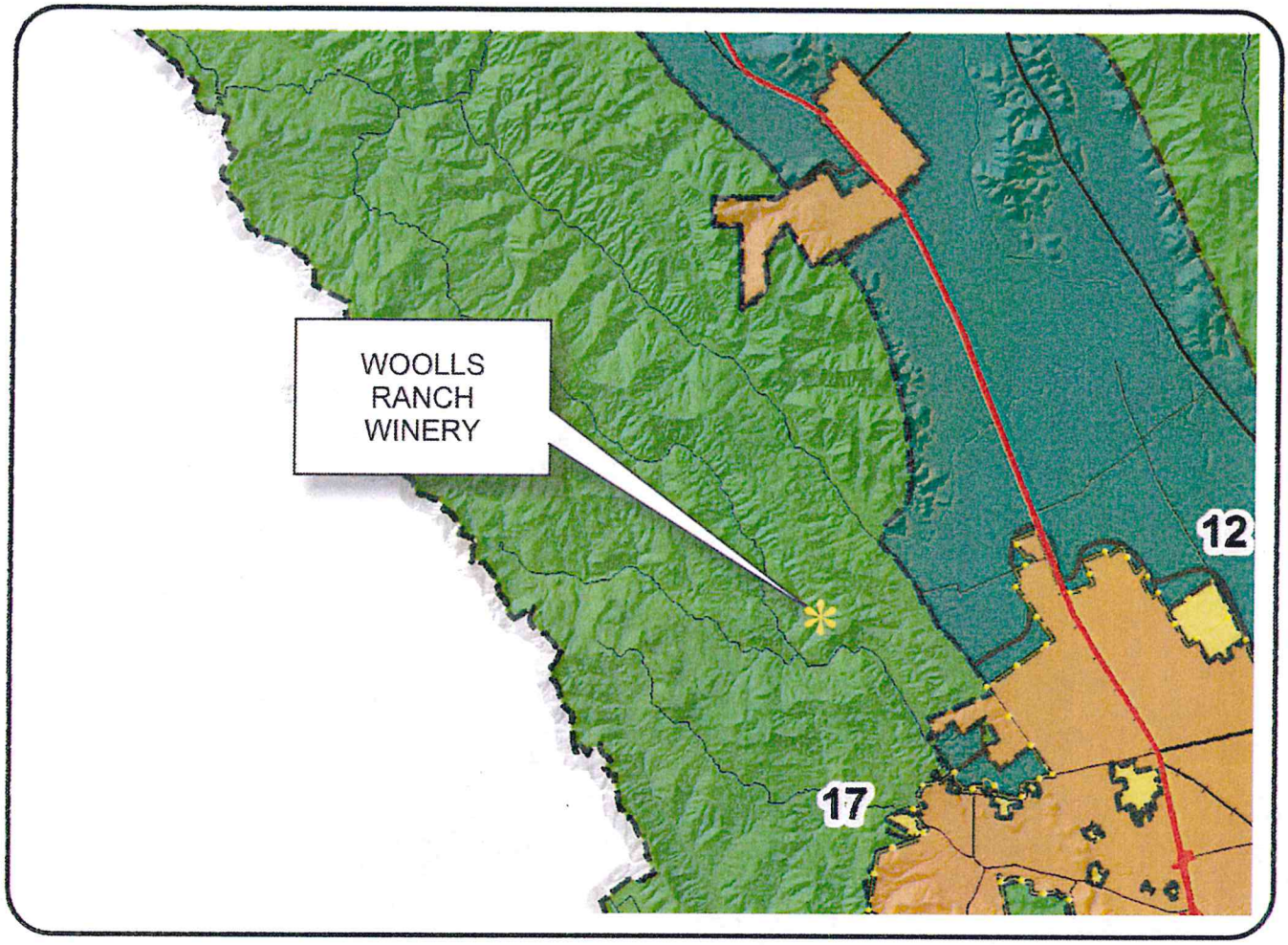
Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
Biological Resources (Section IV)			
Mitigation Measure BIO-1: The applicant/owner shall implement the following elements to avoid disturbing special-status bird nests as follows: 1. 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 birds within 500 feet of earthmoving activities and related project construction activities. 2. If active bird nests are found during preconstruction surveys, a 500-foot no-disturbance buffer will be created around active raptor nests during the breeding season or until it is determined by a qualified biologist that all young have fledged. A 250-foot buffer zone would be created around the nests of other special-status birds. If non-special status active bird nests are present, the nests shall be left undisturbed. These buffer zones are consistent with CDFW avoidance guidelines; however, they may be modified in coordination with CDFW 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.	Planning Division	Applicant shall be responsible for conducting surveys. If species are found the CDFW shall be consulted to determine if any significant impacts are anticipated and what mitigation measures, if any, will be required.	
Mitigation Measure BIO-2: The applicant/owner shall avoid disturbance to the roosts of special-status bats during the breeding season as follows: 1. For earth-disturbing activities occurring during the breeding season (March 1 through August 31), a qualified biologist shall conduct preconstruction surveys of all potential bat breeding habitat within 200 feet of grading or earthmoving activities. If active roosts are identified during preconstruction surveys, a no-disturbance buffer acceptable in size to CDFG will be created around active bat roosts during the breeding season. 2. If preconstruction surveys indicate that roosts are inactive or potential habitat is unoccupied during the earthmoving period, no further mitigation is		Applicant shall be responsible for conducting surveys. If species are found the CDFW shall be consulted to determine if any significant impacts are anticipated and what mitigation measures, if any, will be required.	

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
required. 3. If earth-disturbing activities are delayed or suspended for more than one month after the preconstruction survey, the areas within 200 feet of earthmoving activities shall be resurveyed.			
Hydrology & Water Quality (Section IX)			
Mitigation Measure GW-1: Managed pumping water levels in the Woolls Walker Well. Because groundwater levels can be expected to vary somewhat from year to year, due to natural, weather related variations, it is not possible to define a precise pumping rate or volume limit for the Woolls Walker Well that would result in a significant impact. Mitigation of this impact will therefore be achieved by establishing a maximum groundwater level depth in the Woolls Walker Well that will prevent the direct effect of pumping at the Woolls Walker Well from causing an interruption to the water supply for the Allen/Campbell properties. Specifically, the applicant shall implement the following measures: 1. Install automated water level monitoring equipment in the Woolls Walker well to record groundwater levels at 15-minute intervals to the nearest 0.1 foot. 2. Install an automated pump controller at the Woolls Walker well with the capability to modulate the pumping rate or stop pumping to ensure that the water level is no more than 320 ft. below ground surface due to operation of the pump.		Monitoring devices and protocol shall be done in accordance with the recommendations of a qualified hydrogeologist that is selected by the applicant and approved by the County. Monitoring shall commence within 6 months of issuance of this use permit. These measures shall continue as long as the Allen/Campbell well remains in use as a source of supply.	
Mitigation Measure GW-2: Monitoring for direct impacts on spring discharges due to Winery Well operation and water supply replacement. The applicant shall implement the following monitoring and reporting measures, for a period of five years, to develop data regarding patterns in spring discharge relative to potential factors, including time of year, water year type, groundwater levels, and groundwater use by the applicant. These potential factors will be evaluated in relation to temporal patterns in spring discharge to provide a means by which a direct impact due to Winery well operation can be determined. 1. Install automated water level monitoring equipment at the Winery well to record water levels at intervals no greater than 6 hours to the nearest 0.1 foot.		Monitoring devices, protocol and reporting shall be done in accordance with the recommendations of a qualified hydrogeologist that is selected by the applicant and approved by the County. Monitoring shall commence within 6 months of issuance of this use permit. All reports shall be submitted to the County.	

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
2. Install a flow meter on pipes that convey water from the unnamed springs (i.e., Springs #1 and #2 in this report) to the Simpson property and record monthly total flows or install shallow piezometers near these springs and record groundwater levels with automated transducers, if measurements of total spring discharge are not likely to be attained using flow meters on the conveyance pipes. 3. Record monthly and total annual groundwater pumping at the Winery Well with a flowmeter. 4. Create an annual summary report of groundwater conditions at the Winery Well and flows or groundwater levels at the unnamed springs based on the data described above. If in the opinion of the hydrogeologist the monitoring data show a direct impact on spring discharges due to pumping at the Winery Well, the applicant shall implement alternate water supply measures to provide for a supply of water to the Simpson property, in accordance with the requirements of the Amended Water Easement (dated November 28, 2008). These will entail replacement of the corresponding volume of spring discharge impacted by the applicant's operations with water pumped from wells on the applicant's property.			
Mitigation GW-3: Monitoring for long-term impacts to the groundwater system in the vicinity of Woolls Ranch and water demand reductions. 1. Monitor groundwater levels continuously at all Woolls Ranch wells with automated pressure transducers and at least semi-annually (i.e., in spring and fall) by manual measurement to confirm the transducer data. Quarterly groundwater level measurements will also be recorded at the Allen/Campbell well, pending landowner authorization. Spring and fall manual groundwater levels will be measured to record the annual range of levels typically observed in aquifer systems in the region. When measured manually at the Woolls Ranch wells, groundwater levels will be recorded no sooner than 48 hours after the well last operated in order to collect data representative of aquifer conditions (static groundwater levels). 2. Monitor precipitation onsite or compile precipitation data records from the nearest publically available source. 3. Record annual groundwater pumpage with flow meters at all wells in production on the Woolls Ranch. Groundwater pumpage shall not exceed		Monitoring devices, protocol and reporting shall be done in accordance with the recommendations of a qualified hydrogeologist that is selected by the applicant and approved by the County. Monitoring shall commence within 6 months of issuance of this use permit. All reports shall be submitted to the County.	.

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
16.47 af/yr in normal years and 18.21 af/yr in dry years. 4. No new on-site or off-site water sources, including but not limited to wells or imported water shall be permitted without additional environmental review and a modification to the use permit. A new Phase 2 Water Availability Analysis shall be required prior to drilling any new wells on the property. 5. Create an annual summary report of groundwater conditions on the Woolls Ranch based on the data described above. If the monitoring data show an ongoing impact on spring season groundwater levels (continual lowering regardless of water year types) due to groundwater use at the Woolls Ranch, the applicant shall implement alternate demand reduction measures such that groundwater levels show stable conditions on a multi-year basis. Demand reduction measures will include one or more of the following: subsurface irrigation, nighttime irrigations in lieu of daytime irrigations, and/or utilization of variable drip irrigation application rates through the use of multiple irrigation lines per row. These measures will be applied adaptively and in accordance with the extent of any long-term groundwater level declines determined to be the result of Woolls Ranch operations.			

NAPA COUNTY LAND USE PLAN 2008 - 2030



SCALE IN MILES
0 2

N

LEGEND

URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- LF Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

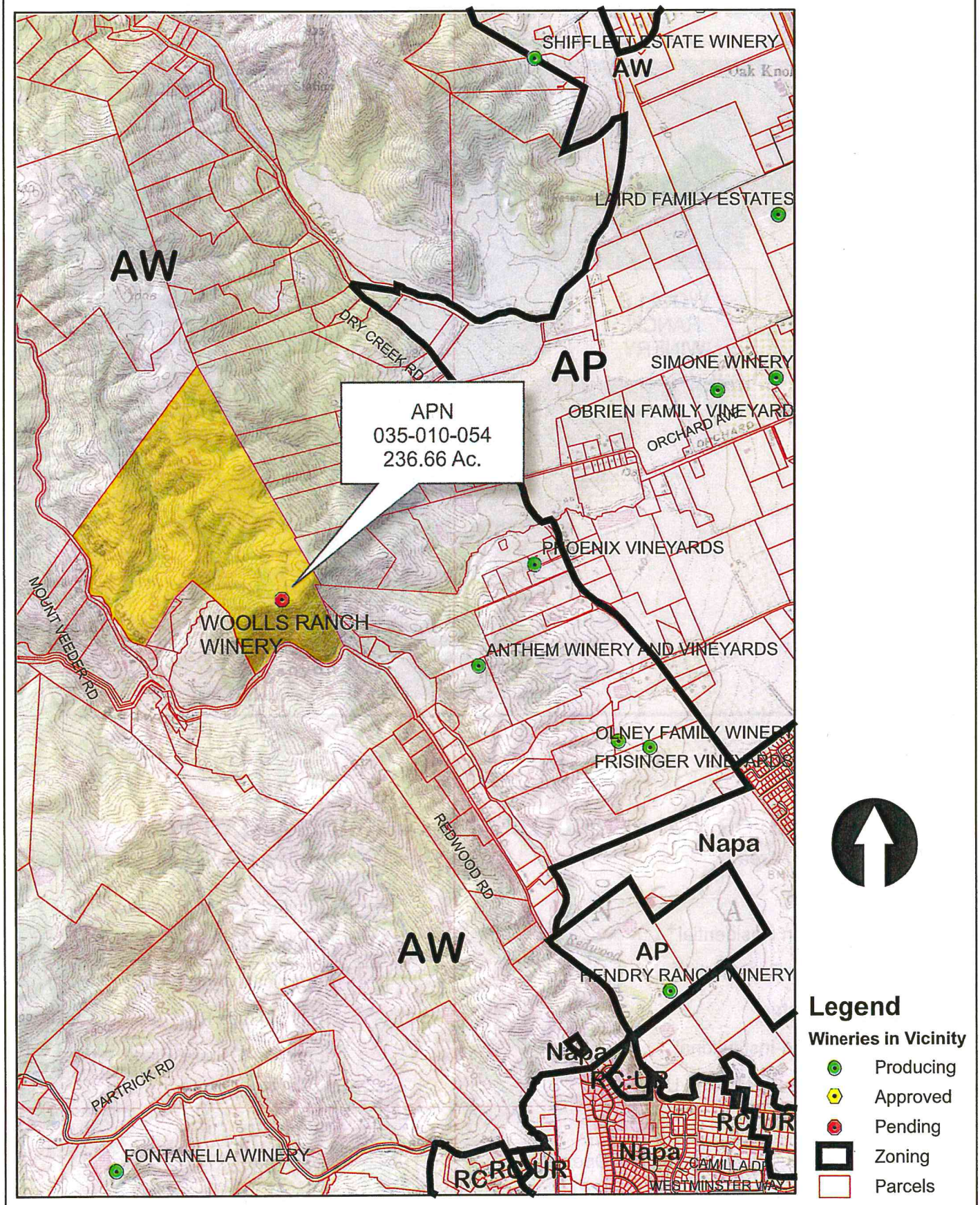
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
035-010-054
10-28-2013
5B UP

01

WoollsRanch_up1.cdr

WOOLLS RANCH WINERY



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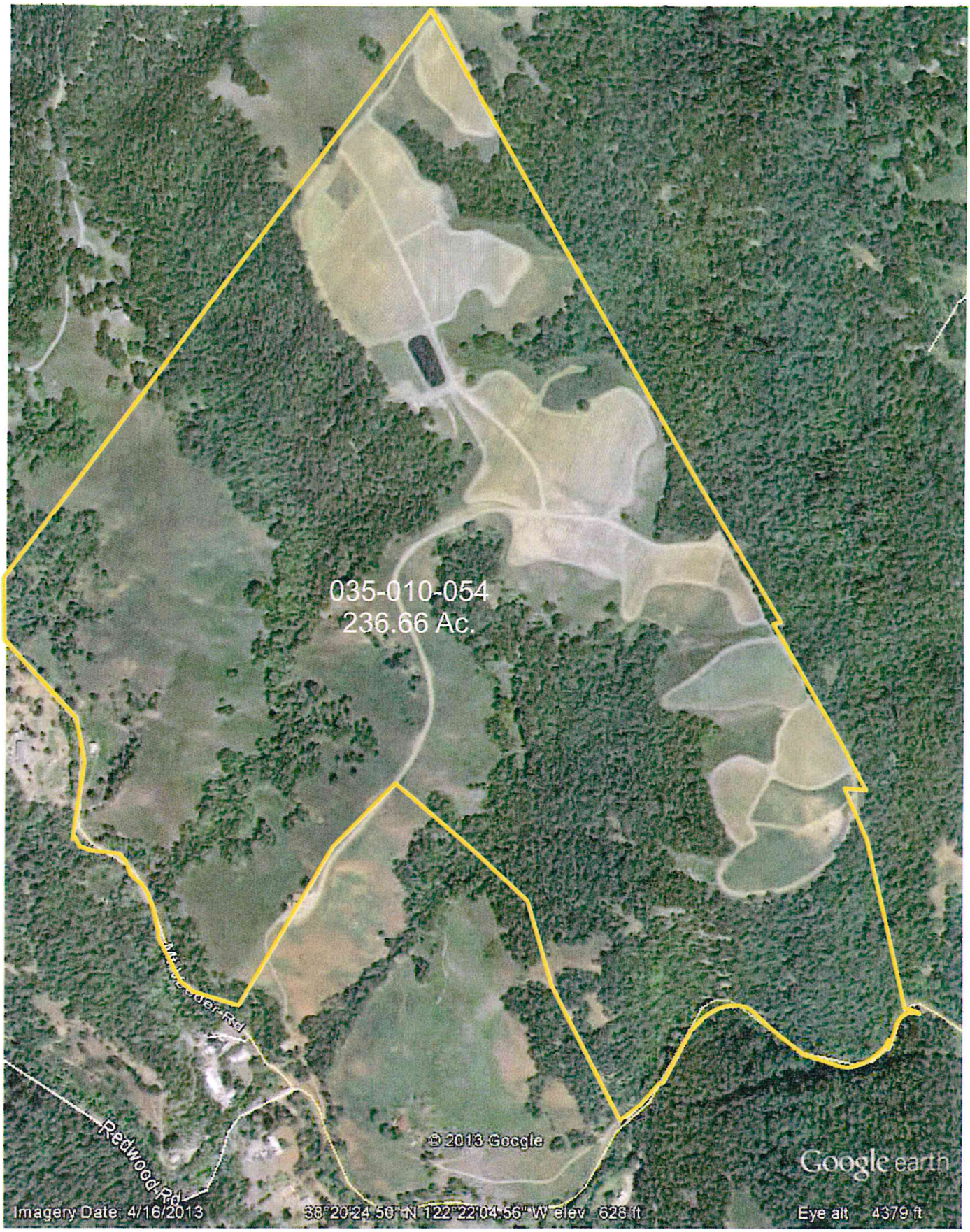
WOOLLS RANCH WINERY



Existing Conditions

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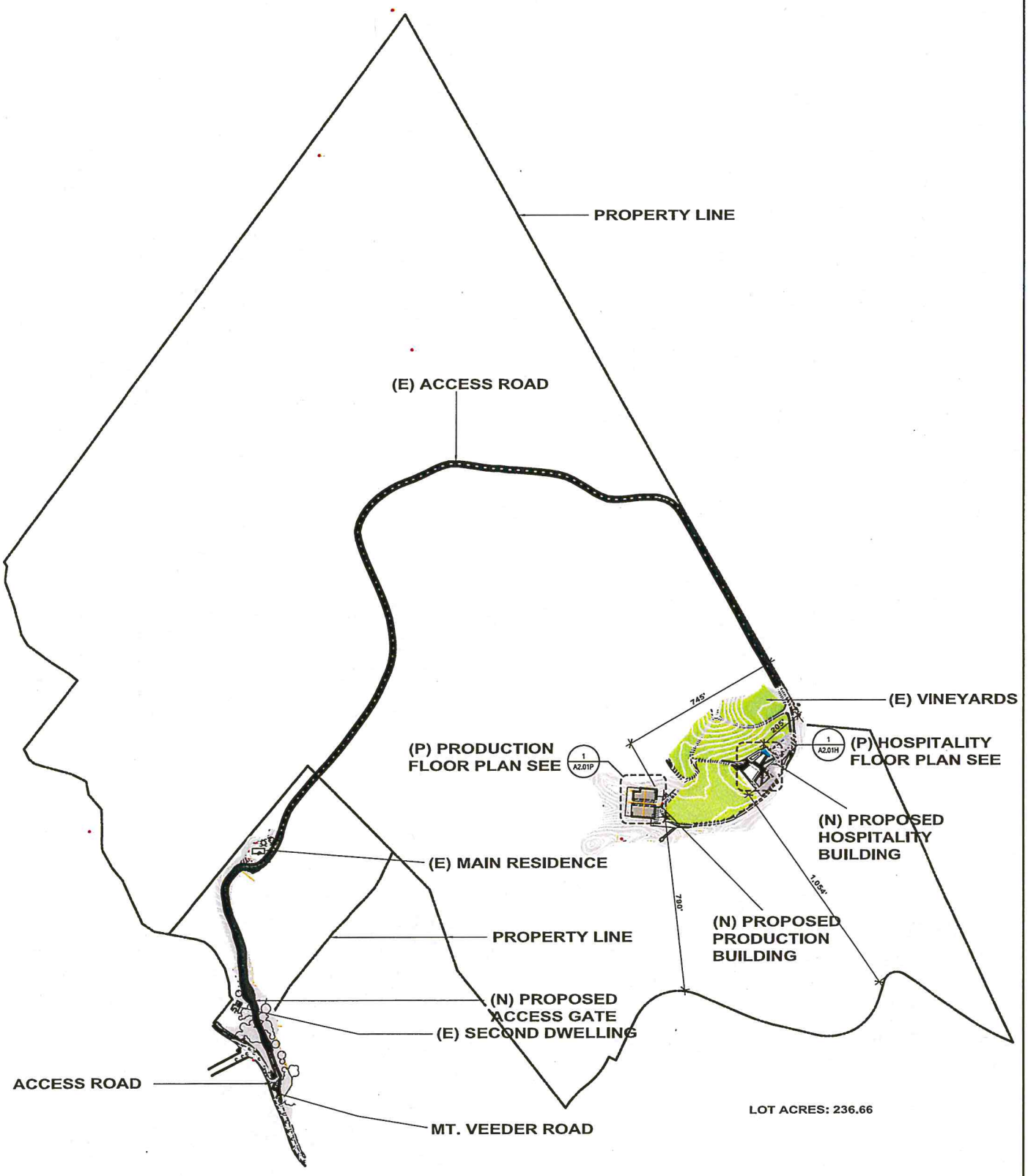
WOOLLS RANCH WINERY

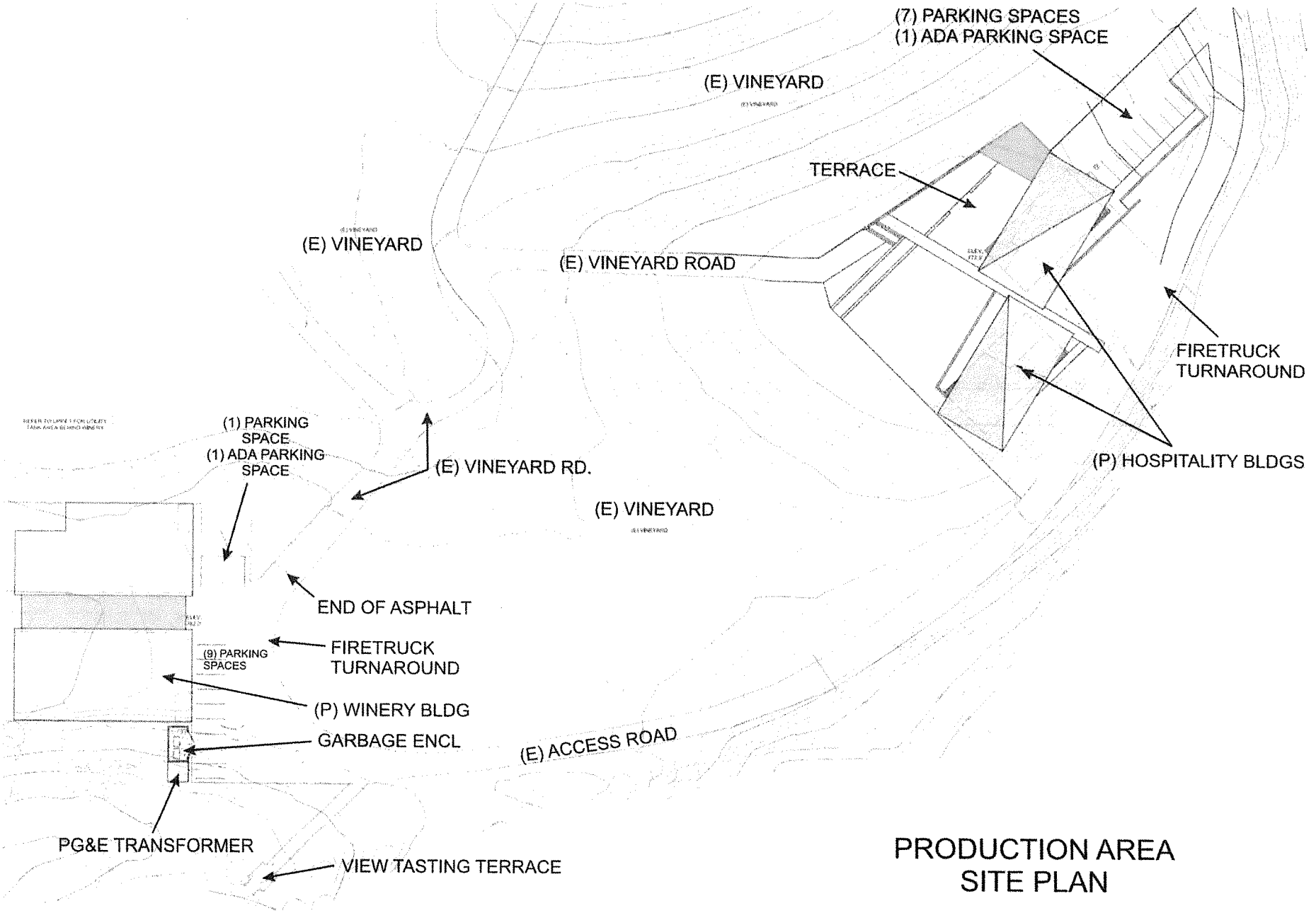


OVERALL SITE PLAN

0' 50' 200' 400' 600'

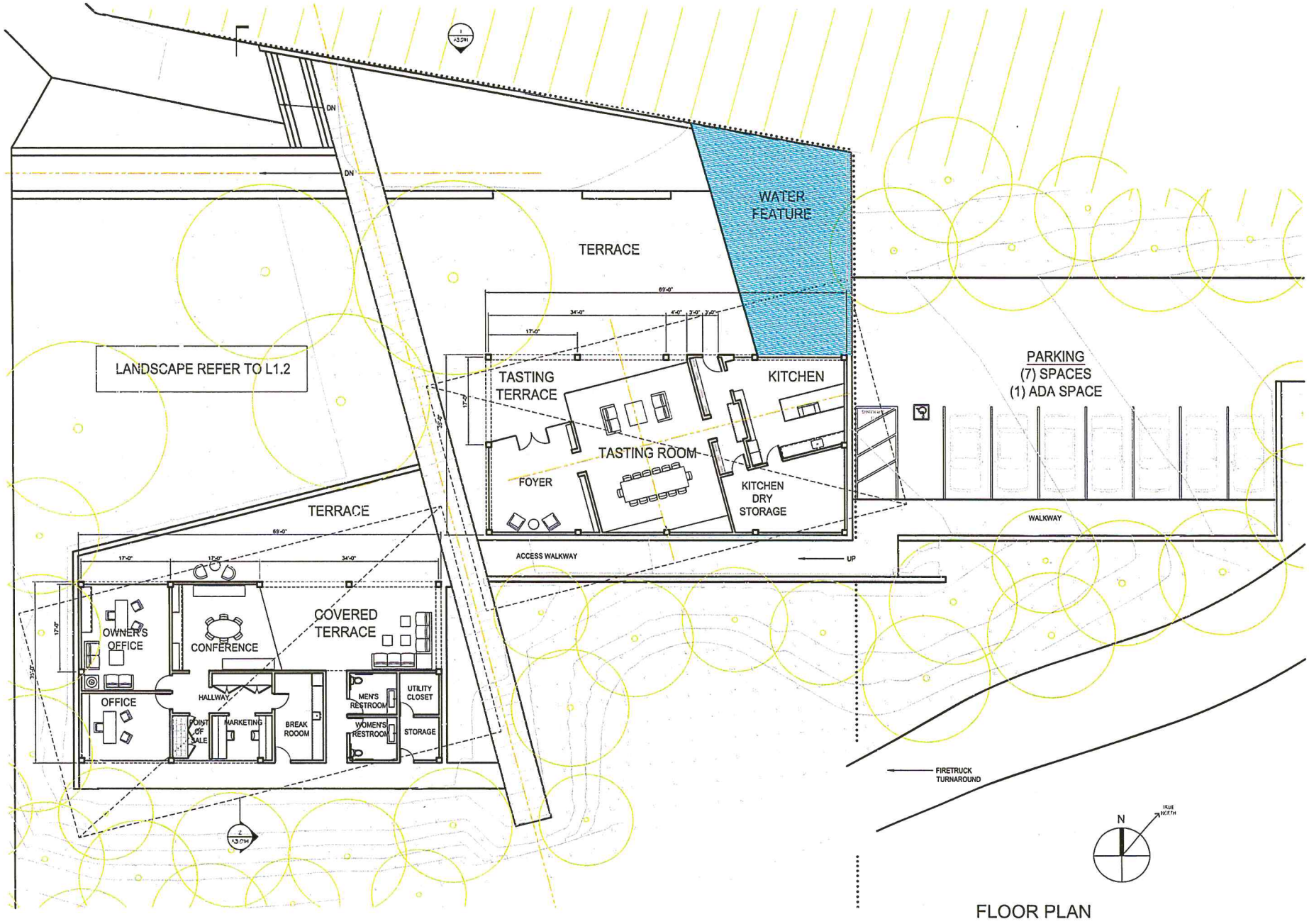
10-28-2013	5B	UP	04	Napa County Conservation Development and Planning Department	WoollsRanch_up1.cdr

WOOLLS RANCH WINERY



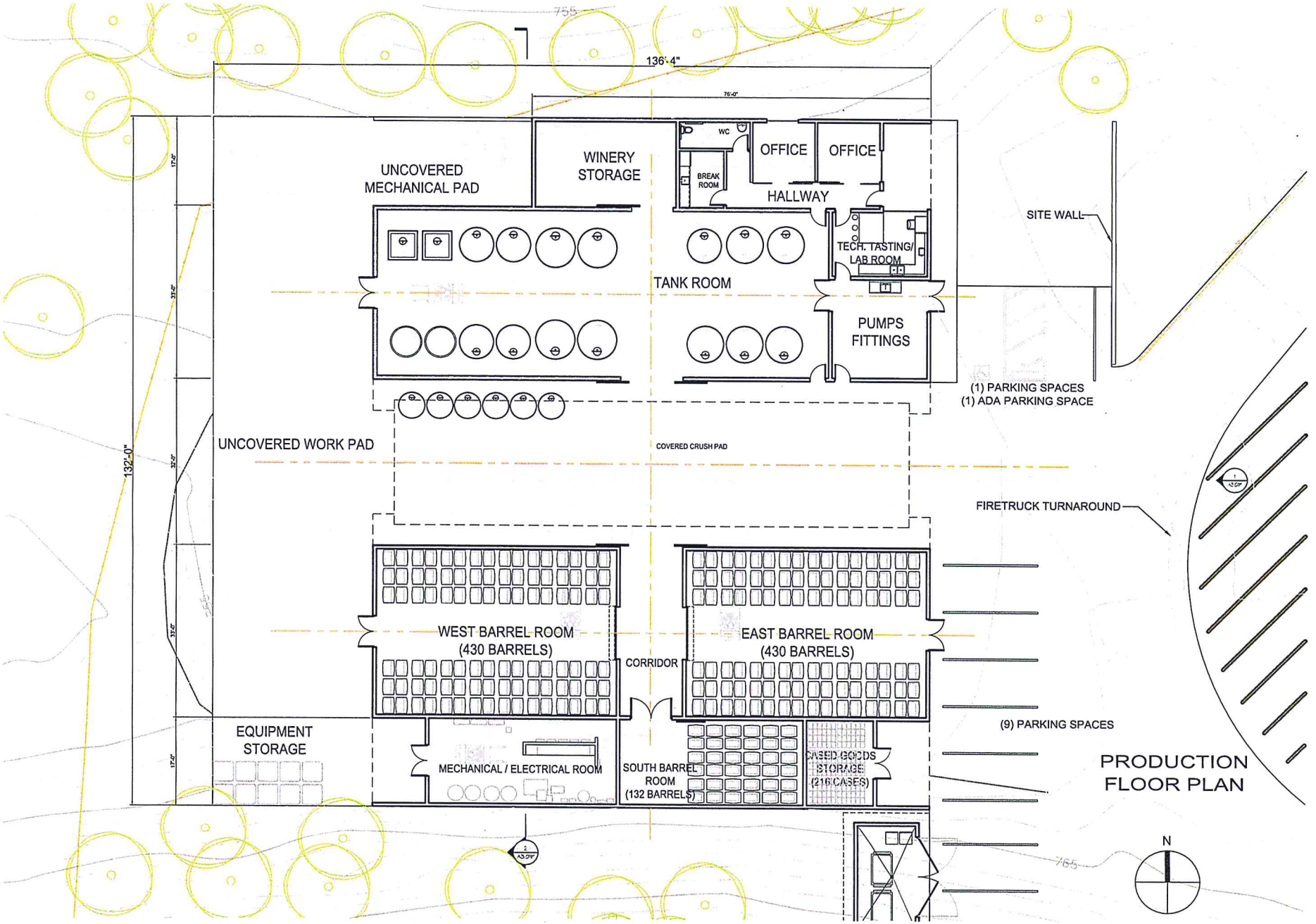
PRODUCTION AREA SITE PLAN

WOOLLS RANCH WINERY



FLOOR PLAN

WOOLLS RANCH WINERY



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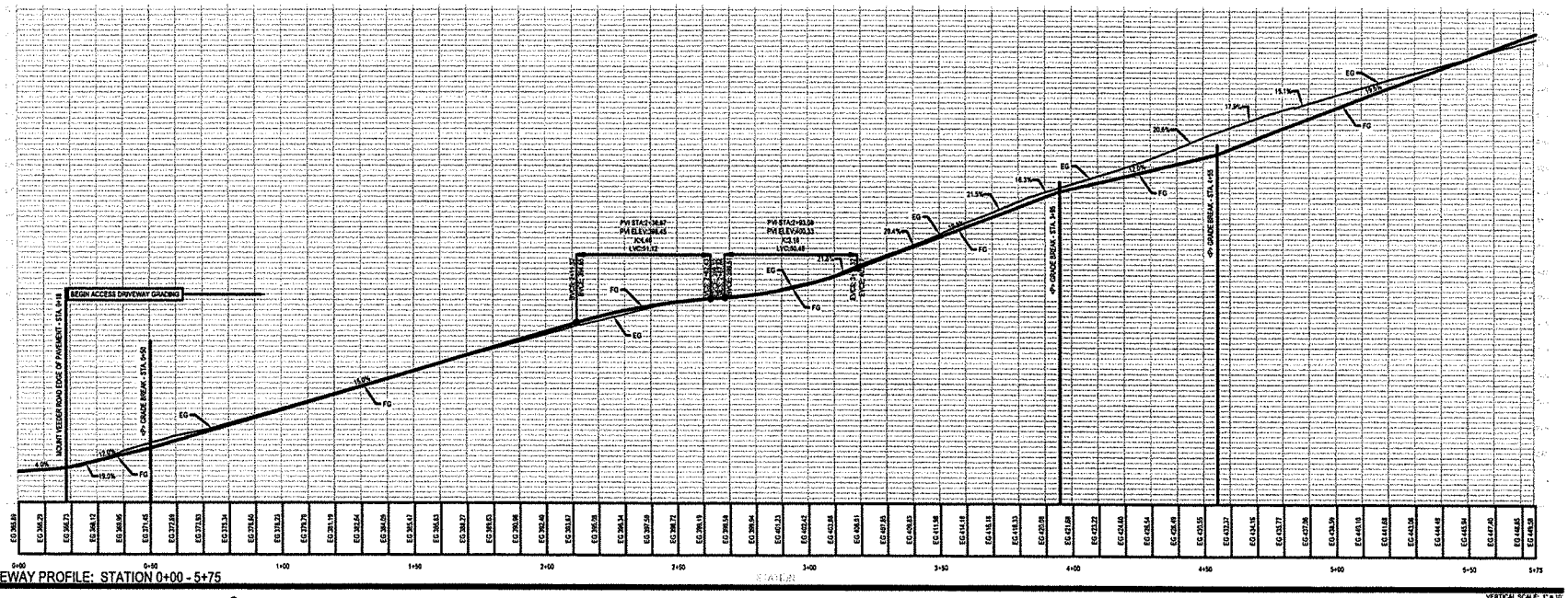

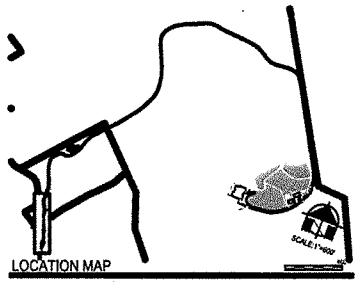

ROAD SURFACE HATCH PATTERNS

<E> ASPHALT | <P> ASPHALT | <E> GRAVEL | <P> SHOULDER

REVISIONS

△ 07/29/13 + INCREASED THE WIDTH OF THE GRAVEL SHOULDER NEAR STATION 0+75
+ ADDED A LEVEL SWALE NEAR STATION 4+00 TO DETAIN STORM WATER RUNOFF AND PROMOTE SHEET FLOW DRAINAGE PATTERNS

DRIVEWAY PLAN & PROFILE