

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

**Notice of Intent to Adopt a Subsequent Mitigated Negative Declaration**

1. **Project Title:** Alpha Omega Winery Use Permit Modification #P07-00869-MOD and Variance #P08-00047-VAR
2. **Property Owner:** Alpha Omega Winery, LLC.; P. O. Box 822, Rutherford, CA 94573
3. **Contact person and phone number:** Patricia Hornisher, Planner III, (707) 253-4417, [thornish@co.napa.ca.us](mailto:thornish@co.napa.ca.us)
4. **Project location and APN:** The project is located on a 10.79 acre parcel on the southeast side of Mee Lane approximately 760 feet northeast of its intersection with St. Helena Highway (St. Highway 29) and approximately two miles south of the City of St. Helena. Assessor's Parcel Number: 030-080-046. 1155 Mee Lane, St. Helena, CA 94574.
5. **Project Sponsor's Name and Address:** Eric Sklar, Alpha Omega Winery, LLC P. O. Box 822, Rutherford, CA 94573.
6. **Hazardous Waste Sites:** The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
7. **General Plan description:** Agricultural Resource (AR)
8. **Zoning:** AP (Agricultural Preserve) District
9. **Project Description:** Approval to modify Use Permits: #U-118081, #U-538485, and #95037-MOD with request #P07-00869-MOD to develop a project in two phases (Phase A & B) as proposed below:

PHASE A: Allow infrastructure modifications and increases to visitors and employees as follows:

1. establish the size of the pre-Winery Definition Ordinance (WDO) public tasting room;
2. (a.) Public Tours and Tasting: recognize Public Tours and Tasting visitors without prior appointment at a maximum of 900 visitors per week (300 visitors on the busiest day). (The originally approved permit appears to authorize 70 visitors per week);  
(b.) By Appointment Tours and Tasting Visitors: establish Tours and Tasting by appointment only visitors and combine them with Marketing event visitors for maximum of 450 visitors per week (200 visitors on the busiest day). The total combined Public, By Appointment and Marketing event visitors is not to exceed a maximum of 1,350 visitors per week (500 visitors on the busiest day);
3. increase employees from the originally approved three full-time and no part-time employees to 19 full-time and 6 part-time with an additional 15 part-time, seasonal workers during Harvest. (Currently, the winery employs 17 full-time (10 additional during Harvest) and 4 part-time employees);
4. establish a Marketing Plan to include: 7 events per month with a maximum of 50 people per event, 10 events annually with a maximum of 100 people per event, and 6 events annually with a maximum 200 people per event (2 events designated for the Napa Valley Wine Auction). Events will be catered using an off-site food service;
5. authorization of the use of the outdoor covered patio and garden areas by visitors and marketing events attendees with no amplified sound system or amplified music;
6. add a second work shift from 6 a.m. to 11 p.m. during Harvest season only;
7. increase parking spaces from 10 spaces to 63 auto spaces and 2 bus spaces; and,
8. discontinue use of the existing septic leach system and convert the existing wastewater pond to a dual domestic and process wastewater system.

PHASE B: Allow structural additions and uses as follows:

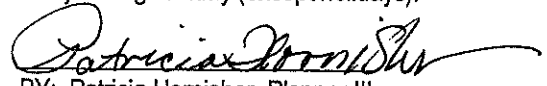
9. construct a new approximately 9,273 square foot, single story, production / barrel storage building with a new 20 foot wide roof connection adjacent to the existing 6,298 square foot, two story, winery structure for a winery totaling 15,571 square feet;
10. increase production from 50,000 gallons to 144,000 gallons per year;
11. relocate the existing well; and,
12. expand the converted dual domestic and process wastewater system to accommodate the winery production increase to 144,000 gallons.

VARIANCE: The proposal also includes a Variance request (#P08-00047-VAR) to allow the new, single story, 9,273 square foot attached production / barrel storage building to encroach a maximum of 74 feet into the required 300 foot setback from the centerline of the public road, Mee Lane, and to allow a new covered porch loggia area of the existing winery structure to encroach 127 feet into the required 600 foot setback from the centerline of State Highway 29.

**PRELIMINARY DETERMINATION:**

The Conservation, Development and Planning Director of Napa County has tentatively determined that the following project **would** have a significant effect on the environment and the County intends to adopt a **Subsequent Mitigated Negative Declaration**. Documentation supporting this determination is contained in the attached Initial Study Checklist and the prior Negative Declaration is available for inspection at the Napa County Conservation, Development and Planning Department Office, 1195 Third St., Room 210, Napa, California 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (except holidays).

DATE: July 31, 2008

  
BY: Patricia Hornisher, Planner III

**WRITTEN COMMENT PERIOD:** August 4, 2008 to the conclusion of the public hearing before the Conservation, Development, and Planning Commission scheduled on September 3, 2008.

Please send written comments to the attention of: Conservation, Development & Planning Department; c/o Patricia Hornisher, Planner III; 1195 Third St., Room 210; Napa, California 94559, or via e-mail to [thornish@co.napa.ca.us](mailto:thornish@co.napa.ca.us).

A public hearing on this project is tentatively scheduled for the Napa County Planning Commission at 9:00 AM or later on Wednesday, **September 3, 2008**. You may confirm the date and time of this hearing by calling (707) 253-4417.

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**Initial Study Checklist**  
(reference CEQA, Appendix G)

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9. construct a new approximately 9,273 square foot, single story, production / barrel storage building with a new 20 foot wide roof connection adjacent to the existing 6,298 square foot, two story, winery structure for a winery totaling 15,571 square feet;
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**10. Environmental setting and surrounding land uses:**

The project is located on a 10.79 acre parcel on the floor of the Napa Valley approximately two miles south of the City of St. Helena on the southeast side of Mee Lane approximately 760 feet northeast of its intersection with St. Helena Highway (St. Highway 29). The parcel is nearly level at an average elevation of approximately 155.6 feet above mean sea level. It is within the Bale Slough drainage of the Napa River Watershed. The Bale Slough borders the south of the property and drains from the northwest to the southeast to the Napa River located three-quarters of a mile to the east. The entire parcel lies within the 100 year floodplain of the Bale Slough and the Napa River. The geologic foundation materials consist of Quaternary surficial deposits that are overlain by Class III clays and over-washed by a layer of fine sandy loam of the Clear Lake soil series. These soils drain poorly have slow permeability and are subject to flooding. Vegetative cover consists chiefly of existing vineyards, ornamental landscaping (near the winery structure) and a moderately developed riparian cover along Bale Slough. Three archaeological sites are located on or within one-half mile of the subject parcel but do not extend into the area to be disturbed by the proposed project.

Surrounding land uses are mainly agricultural and rural residential with properties ranging in size from one to sixty acres. The nearest residence (which also has an associated veterinary use) is located approximately 270 feet from the winery on the adjacent parcel. There are eight other residences surrounding the winery that are located from between 525 and 1,900 feet away. The subject parcel is rectangular shaped and, except for a 165 foot wide area that fronts on Mee Lane, the property is bound almost entirely to the north by a 2.46 acre parcel with a residence and veterinary clinic, to the south by a 4.56 acre vineyard, to the west by St. Helena Highway (State Highway 29); and to the east by a 48.08 acre vineyard with miscellaneous farm structures. Existing uses on the site are comprised of a nine acre vineyard and an existing 6,298 square foot two story winery building that has been in use since November 3, 1987. Other wineries are located within the vicinity of the project area including: Provenance Vineyards, Rutherford Grove and Franciscan Vineyards.

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

Responsible (R) and Trustee (T) Agencies

SF Regional Water Quality Control Board - (SWPP & WDR permits)  
California Department of Transportation District 4 (Caltrans)

Other Agencies Contacted

Alcohol & Tobacco Tax & Trade Bureau –  
(ATF - U.S Department of the Treasury)  
California Department of Fish and Game

## 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 SUBSEQUENT 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

July 31, 2008  
Date

Patricia Hornisher, Planner III

Napa County Conservation, Development and Planning Department

# ENVIRONMENTAL CHECKLIST FORM

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

## Discussion:

- a. The project site is located on the floor of the Napa Valley and is currently developed with an existing winery structure, farm equipment shed and process waste treatment pond. Other winery facilities can be seen in the immediate vicinity. The new construction will be located directly behind and in close proximity (20 feet) to the existing structure and while it is slightly closer to Mee Lane, will be positioned further away from St. Highway 29. By compacting and blending the massing of the new structure, visual impacts will be minimized when viewed from various vantage points against the distant eastern and western hills. The proposed new construction is also the same height as the existing winery structure. By maintaining a similar height and generally maintaining the same or greater distance away from existing residences and wineries, visual impacts on the scenic vistas will be minimized. Finally, this structure, along with the loggia porch addition to the existing winery building, will be adequately landscaped to afford natural screening when viewed from surrounding properties. Therefore, the proposed new construction associated with this project will not have a substantial adverse affect on a scenic vista.
- b. The proposed project will not result in substantial damage to existing scenic resources because the new structures will be substantially screened with landscaping and trees which will act to enhance the natural environment and existing scenic resource. The project site is not within a state scenic highway nor are there any significant trees, rock outcroppings or historic buildings on the site.
- c. The visual character of the site will be maintained because the proposed new winery building will be located further away from State Highway 29 than the existing winery structure. It will also be constructed behind the existing winery concealing it from view. The agricultural character and quality of the site will be retained because the project site will remain bordered on three sides with vineyard and the existing remodeled winery building and loggia and new the new barrel building will be enhanced with landscaping and trees. The proposed structure will be designed to blend with the agricultural design qualities of the existing winery. Therefore, the project as designed will not substantially degrade the existing visual character or quality of the site and surrounding area and results in a less than significant impact.
- d. Installation of lighting at the new facility will result in a minor increase in the nighttime lighting. In accordance with County standards, all exterior lighting will be the minimum necessary for operational and security needs. In addition, standard conditions of approval require light fixtures be kept as low to the ground as possible and include shields to deflect the light downward and avoidance of highly reflective surfaces. As designed, and as subject to standard conditions of approval, the project will not have a significant impact from light or glare.

**Mitigation Measure(s):** None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. <b>AGRICULTURE RESOURCES.</b> In determining impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. A majority of the site is located in an area designated as Prime Farmland based on the California Department of Conservation Farmlands 2006 mapping. The project as designed, proposes to permanently remove 1.2 acres of mature vines to allow the construction of a new winery barrel storage building, patio and parking area. The site will continue to support approximately 8 acres of vineyard which will be used in connection with the winery expansion. Wineries are considered "agricultural uses" and therefore this project would not result in the conversion of mapped Farmland to a non-agricultural use.
- b. The zoning designation for the project site is Agricultural Preserve with a land use designation of Agricultural Resource on the Napa County General Plan Land Use Map. Napa County Agricultural Preserve zoning allows wineries and accessory uses upon grant of a use permit. The site is currently developed with approximately nine acres of producing vines and has an approved use permit for an existing winery facility. The new development will be used entirely for wine production, wine storage and related accessory uses. Existing and proposed development on this site is consistent with existing zoning for agricultural use. This site is not under Williamson Act contract. Since there is neither a conflict with existing zoning for agricultural use nor a Williamson contract on the parcel, no impact will result.
- c. This proposal contains no other changes in the existing environment beyond the proposed building site that could result in the conversion of Farmland to a non-agricultural use.

**Mitigation Measure(s):** None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. <b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable dust or odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### **Discussion:**

- a. The project would not conflict with or obstruct implementation of the applicable air quality plan. The project site is located in the central area of the Napa Valley, which forms one of the climatological sub-regions (Napa County Subregion) within the San Francisco Bay Area Air Basin. This sub-region is consequently subject to the requirements of the Bay Area Air Quality Management District (BAAQMD). The project would not be in conflict with or obstruct implementation of the Ozone Maintenance Plan, Carbon Monoxide Maintenance Plan or the Bay Area 1991 Clean Air Plan, under the Federal Clean Air Act. BAAQMD regard emissions of PM-10 and other pollutants from construction activity to be less than significant if dust and particulate control measures are implemented. Standard dust and particulate control measures are included in this project that include applying sufficient quantities of water and/or dust palliatives during grading or other ground disturbing activities and disallowing construction activities during windy periods.

The topographical and meteorological features of the valley create a relatively high potential for air pollution. While construction emissions would have a temporary effect, operational emissions would continue to affect air quality throughout the lifetime of the project. These long term emission sources would consist primarily of mobile sources including deliveries and vehicles visiting the site. The *Bay Area Air Quality Management District CEQA Guidelines* (pp. 24-25), has determined that projects that do not exceed a threshold of 2,000 vehicle trips per day and whose project size is not within 20% of the values indicated in Table 6 of the guidelines, "will not impact air quality and do not require further study." With an anticipated busiest day visitor count of 500 persons, 24 total employees (including part-time workers), and 10 busiest day production pickups and deliveries, regular business operations is estimated at 460 daily trips (assuming 2.6 occupants per car for visitation and 1 occupant per car for employees). As stated in the project narrative, marketing events (consisting of seven monthly 50 person events, 10 annual 100 person events and six annual 200 person events), are included in the daily trips generated from the anticipated busiest day visitor count of 500 persons per day. The resulting number of trips on the busiest day for everyday business operations is estimated by staff at approximately 460 trips per day. Based on Mr. Mark Crane, PE traffic engineer, a daily trip generation on busiest harvest day (where 450 visitors will be scheduled) is projected at 456 inbound and outbound trips. Both trip totals are well below the established threshold of significance outlined in the BAAQMD CEQA Guidelines and impacts would be less than significant.

- b. See (a) above. There are no projected or existing air quality violations in this area that this project would contribute to. Nor would it result in any violations of any applicable air quality standards.
- c. See (a) above. The proposed project would not result in 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. Standard conditions of approval require the application of dust control measures during construction activities as a basic control to reduce dust.



- d. The project site is located within an agricultural area where there is a relatively low concentration of people. Emissions and dust associated with construction would be both minor and temporary, having a less than significant impact on nearby receptors. While there are five residences within between 150 and 1,000 feet of the development area, standard conditions of approval regarding dust suppression serve to ensure any potential for impacts would be at a less than significant level.
- e. The BAAQMD defines public exposure to dust or offensive odors as a potentially significant impact. Earthmoving and construction activities required for project construction may cause a minimal, temporary degradation of air quality due to dust and heavy equipment air emissions during the construction phase of the project. This impact would be less than significant since the construction phase is short term and dust control measures are specified in the standard conditions of approval and have been included in this project. These Best Management Practices will reduce potential temporary changes in air quality to a less than significant level.

Potentially objectionable odors also may result from the application of exterior building finishes, paint, adhesives. However, these odors are considered a less than significant impact due to their temporary nature. Potential sources of odors associated with agricultural uses, including large wastewater ponds, are already located at the site and on agricultural properties to the west of the project site. The existing wastewater treatment system will be upgraded to a dual process domestic wastewater system that would include surface mechanical aerators and storage for secondary treatment for irrigation purposes thus reducing odor. In addition, the submitted, *Report of Waste Discharge*, Section VI. (f.), from Delta Consulting & Engineering, outlines an implementation program to remedy the onset of odorous situations. As previously stated in (d.) above, the area surrounding the subject property is largely agricultural, with no more than five residential properties located from within 150 to 1,000 feet of the winery complex. Wineries throughout Napa County rely on wastewater ponds for agricultural grape processing and they have generally not been a source of odor complaints. The project will not create objectionable odors affecting a substantial number of people.

**Mitigation Measure(s):** None.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a. This site has been previously disturbed by winery production facilities and active viticulture uses. The Napa County Environmental Resource Mapping (red-legged frog, vernal pools, vegetation, plant surveys/CNPS, or DFG Natural Diversity Database layers) do not identify any habitat that would support candidate, sensitive or special status species; nor do they indicate the presence of candidate, sensitive or special status species on the project site. The proposed improvements will occur in areas which are already disturbed by vineyard installation activities. The project will not require the removal of any native vegetation and will occur in areas previously disturbed and developed. The dominant land use in the immediate and surrounding area of the project is vineyard and winery development. The potential for the project to have a significant effect on special status species is less than significant.
- b. The Bale Slough riparian corridor is located along the entire length of the southern boundary of the property and is demarcated on the US Geological Survey maps as a blue line stream. Currently there is an existing wastewater system and agricultural equipment shed located approximately 35 from the top of bank. As required by Napa County Conservation Regulations, these distances will be maintained with the proposed new site development. The proposed improvements to the waste water system and other site development will not remove or modify existing vegetation. There will not be a significant impact on riparian habitats or other sensitive natural communities nor will any changes result from what now exists.
- c. The County Environmental Sensitivity Maps (Vernal Pool, Sensitive Biotic, Known Fish Presence, DFG Natural Diversity Database layers) do not indicate the presence of any wetlands or potential wetlands within the project boundary. The project would result in no substantial impacts to federally protected or potentially sensitive wetlands. Therefore, this project has no impact.
- d. The project does not lie within any established migration patterns and would not 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. The project does not require any new fencing. Because of this, and the fact that the site is an already disturbed area, the proposed new construction and expanded wastewater system would have a less than significant impact on the movement of native resident and migratory fish and wildlife species.
- e. There are no local policies or ordinances protecting biological resources, including tree preservation policies or ordinances. Further, the proposed improvements are proposed in a previously developed location where viticulture activities are presently occurring. The project as proposed does not include the removal of trees or affect any native biological resources and therefore is no impact.
- f. 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. There are no plans applicable to the subject parcel and therefore is no impact.

**Mitigation Measure(s):** None.

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

**Discussion:**

a.-c. The project site is developed with a winery, vineyards and associated improvements. The area of the proposed new winery barrel storage building and associated parking area is currently planted in vines. There are no existing historical resources within the site as defined by CEQA Guidelines Section 15064.5 however, a number of archaeology surveys have been conducted within the vicinity of the project site indicating the presence of prehistoric cultural activity. One notable survey, prepared by Archaeological Services, Inc., dated February 20, 1981, involved the property formerly owned by the San Mateo Ranch. This survey encompasses the project site parcel and two adjacent parcels to the north and east respectively. While the eastern-most parcel in the 1981 survey contained three loci of prehistoric cultural activity, the location of the proposed winery building and related project improvements is not within any of the sensitive areas delineated in the survey. The study concluded that surface visibility was excellent in the area of the current project site because no vegetation obscured the soil surface and that, "no evidence of prehistoric or significant historic cultural activity was observed in this section of the parcel."

A more recent archaeological record search also performed by Archaeological Services, Inc., dated July 22, 2008, indicates no other significant cultural activity has been documented that would indicate a field survey is needed for the project site. Additionally, the site has been previously graded and cultivated when the winery improvements were constructed in 1985 and the vines were planted. It is therefore not anticipated that any cultural resources are present within the development area, and the potential for impact is considered less-than-significant.

Further, based on previous surveys performed in the area of the project site, no unique paleontological or unique geological features are known to be located on or in the vicinity of the project site. As a result, neither this project nor any foreseeable resulting project will cause a substantial adverse change in the significance of a paleontological or unique geological feature. 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 conditions of approval.

d. No human remains have been encountered on the property during past construction activities 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 conditions of approval.

**Mitigation Measure(s):** None

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**VI. GEOLOGY AND SOILS.** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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 must comply with all the latest building standards and codes at the time of construction, including the California Building Code which would reduce any potential impacts to a less than significant level.
  - iii. No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure. However, based on the Napa County Environmental Sensitivity Maps (liquefaction layer) the project appears to be located in an area of high liquefaction. A soils report, prepared by a qualified Engineer will be required as part of the building permit submittal. The report will address the soil stability, potential for liquefaction and will be used to design specific foundation systems and grading methods. The facility will be constructed to comply with all the latest building standards and codes at the time of construction, including the California Building Code which would reduce any potential 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 on the property.

- b. Based upon the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the subject property includes soil classified as Clear Lake Clay, overwashed Class IIIw-5. Its profile is similar to other soils in the Clear Lake series but is further characterized by an overwash of brown fine sandy loam 12 to 18 inches thick overlying the clay surface layer on slopes 0 – 2%. This soil drains is found on old alluvial fans and in basins and drains poorly. Permeability is slow due to its location in areas where the water table is high. Runoff is generally slow with only a slight erosion hazard. Potential soil erosion and loss of topsoil could result from the project construction of the barrel room, parking area and wastewater pond expansion. The proposed project 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. Holocene alluvial fan, fine facies (Qhff H) deposits underlie the surficial soils in the project area. Based on Napa County Environmental Sensitivity Mapping (liquefaction layer) the project site has a high susceptibility to liquefaction. A soils report, prepared by a qualified Engineer will be required as part of the building permit submittal. The report will address the soil stability, expansive soils and potential for liquefaction and will be used to design specific foundation systems and grading methods. The facility will be constructed to comply with all the latest building standards and codes at the time of construction, including the California Building Code which would reduce any potential impacts to a less than significant level.
- e. The Napa County Department of Environmental Management has reviewed this application and recommends approval subject to certain conditions of approval which they have provided. The approval is based on the supplemental letter from Delta Consulting Engineering, dated June 25, 2008, discussing the phasing of the expansion of the existing facultative pond. He verifies, "The existing pond can adequately treat wastewater produced during Phase A along with an increase in wine production up to 22,000 cases per year. The, *Report of Waste Discharge for Alpha Omega Winery*, submitted by them on August 31, 2007, also outlines the feasibility of the of: 1) deactivating the existing septic system; 2) converting the existing wastewater pond to a dual domestic process wastewater system in Phase A of the project; and, 3) expanding the dual wastewater system in Phase B of the project.. Plans for the conversion in Phase A as well as the expansion in Phase B have also been determined to be adequate to support the entirety of the dual process wastewater system proposed for the project at final build-out. Based on the design materials as submitted by a licensed professional and reviewed by Environmental Management, the soils are capable of adequately supporting the dual domestic process waste water disposal system proposed and therefore the impact will be less than significant.

**Mitigation Measure(s):** None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. The proposed project will not involve the routine transport, use, or disposal of hazardous materials other than those small amounts normally used in winery operations. As confirmed on July 15, 2008 by the Department of Environmental Management, a Hazardous Materials Business Plan is currently on file with the most recent inspection having taken place on January 1, 2007. Part of the plan includes a CUPA - Related Business Activity Form disclosing that the applicant intends to store hazardous materials on site. These hazardous materials could include equipment related liquids (fuel, solvents, and lubricants) as well as agricultural related fertilizers and pesticides. An updated plan is required by the Department of Environmental Management to be submitted for review, approval, and future monitoring prior to occupancy of any new winery facility proposed here. This documentation and monitoring reduces the potential environmental impact to a less than significant level. The proposed project would not result in the release of hazardous materials into the environment.
- 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 a public airport or public use airport.
- f. The project site is not located within the vicinity of any private airports.
- g. The access driveway that serves the project will be improved to comply with County road standards and as proposed, has been designed to comply with emergency access and response requirements and has been reviewed by Napa County departments responsible for emergency services; it will not have a negative impact on emergency response planning.

- h. The subject parcel is located on the floor of the Napa Valley and is surrounded by extensive vineyards. It is not located in a wildland area and is not located in the wildland-urban interface. The project would not increase exposure of people and/or structures to a significant loss, injury, or death involving wildland fires.

Mitigation Measure(s): None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## **Discussion:**

- a. The proposed project will not violate any known water quality standards or waste discharge requirements. Since the project disturbance exceeds one acre, the applicant is required to obtain a construction related Storm Water Pollution Management Permit from the California State Regional Water Quality Control Board. The Storm Water Permit will provide for adequate on site containment of runoff during storm events through placement of siltation measures around the development area. Therefore, as conditioned, the project does not have the potential to significantly impact water quality and discharge standards.
- b. The project would not result in a substantial depletion of groundwater supplies or interfere with the recharge of groundwater supplies. The applicant has prepared a Phase I Water analysis for the project which has been reviewed by the Napa County Department of Public Works. The project is located on the floor of the Napa Valley in an area that has an established acceptable water use criteria of 1 acre foot per acre per year on a 10.8 acre parcel resulting in a threshold for the property of 10.8 acre feet per year. Water for the existing winery and proposed winery barrel storage building will be supplied by an existing on-site well that is proposed to be relocated near the development area for Phase B of the project. A Phase 1 Water Availability Analysis indicated that the estimated water demand for the site at Phase B build-out would be 8.49 acre-feet of water per year including: 3.45 af/yr for winery production, 3.6 af/yr for existing vineyards, 0.72 af/yr for landscaping and 0.72 af/yr for domestic use. This represents an increase of 3.82 acre-feet/year over existing uses for the winery, vineyards and domestic. Since the increase is within the water use threshold for the property, the project would not have a significant impact on groundwater supplies or neighboring wells.
- c-d. 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. The project will incorporate erosion control measures appropriate to its maximum slope to manage onsite surface drainage and erosion of onsite soils during construction and winter months (October to April). By incorporating erosion control measures, this project would have a less than a significant impact. No substantial alteration of existing drainage is anticipated to occur. There will be an increase in the overall impervious surface resulting from the new barrel building, paved areas and parking area. However, given the size of the drainage basin, the increase in impervious surfaces will not discernibly change the amount of groundwater filtration or discernibly increase surface runoff from that which currently existing on site. This project would therefore result in a less than significant impact.
- e. The project is required to submit a site development plan as part of the building permit application, including implementation of storm water and erosion control Best Management Practices under the standards developed in the County's National Pollutant Discharge Elimination System, Phase II Stormwater Permit, which is required by County Code and is a standard practice on all County development projects. Since there will be more than one acre of disturbed area for the project, a pre and post Storm Water Pollutant Elimination permit (SWPP) will be required to minimize pollutant runoff from pre and post construction and agricultural activities. With the implementation of the requirements of the Best Management Practices the impact will be less than significant impact.
- f. There are no other factors in this project that would otherwise degrade water quality. The Department of Environmental Management has reviewed the wastewater feasibility report and found the proposed system adequate to meet the winery's wastewater needs as conditioned. No information has been submitted that would indicate a substantial impact to water quality.
- g-h. The subject parcel falls within FEMA Flood Zone A 3, 100 year floodplain with a base elevation of 155.6 feet above mean sea level. The applicant is required to obtain a floodplain management permit from the Public Works Department and demonstrate that all new construction does not affect the existing base flood elevation. The applicant will be responsible for completing an Elevation Certificate for the completed structures inside a flood hazard area prior to occupancy. Compliance with the requirements of the floodplain management permit will reduce potential impacts to less than significant. The site is also within the inundation area for Conn Dam. If the dam were to fail, all employees and visitors would be subject to sudden deluge of water and debris. . However, dams are subject to regular inspection by the California Department of Conservation, Division of Dam Safety, and the State's ongoing dam inspection program insures that any risks associated with dam failure are less than significant. No housing is proposed as a part of this project.
- i-j. The project site is located on nearly level land in the center of the Napa Valley. It is 3 miles from the nearest lake (Lake Hennessey) and is many miles from the San Francisco Bay. In the unlikely event that a seiche and resulting mudflow would occur at Lake Hennessey or that a tsunami enters the bay, any surge would dissipate well before reaching Napa or the project site. Potential for inundation by seiche, tsunami, or mudflow is considered less-than-significant.

**Mitigation Measure(s):** None.



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

**Discussion:**

a.-c. The project as proposed will not physically divide an established community. The project is in an area of similar rural, agricultural development and activities and the improvements proposed are in support of the ongoing agricultural use of the property and surrounding lands. The County has designated the site for agricultural development and, as proposed, the project is consistent with the Agricultural Resource (AR) General Plan designation of the recently adopted and certified Napa County General Plan 2008. The project site is zoned Agricultural Preserve (AP) which allows wineries and associated improvements subject to approval of a use permit and provided that all of the conditions set forth in the Napa County Zoning Ordinance are met. There are no habitat conservation or natural community conservation plans adopted by the County.

**Mitigation Measure(s):** None.

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

**Discussion:**

a.-b. Based on the recently adopted Napa County General Plan ( 2008 ) and the Napa County Environmental Sensitivity maps (Soil Type, Surficial Deposits Overlays) the proposed the project site does not contain any known mineral resources nor is it designated as a locally important mineral resources recovery site and therefore project would not result in impacts to mineral resources.

Mitigation Measure(s): None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XI. NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a/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 and noise generated during this time is not anticipated to be significant. 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 Noise Element of the General Plan (Chapter 11) and the Napa County Noise Ordinance (County Code Chapter 8.16). The project would occur on a site already developed with a winery so the expansion would not be expected to create a significant increase in noise levels. The proposed project would not result in long-term significant permanent construction noise impacts.
- c/d. The subject parcel is set back approximately 170 feet from Mee Lane which is a public road. The closest parcel to the north has a residential and veterinary breeding use on the property. The next closest residential use is directly across road approximately 400 feet north of the project site. Both could be subjected to ambient noise produced from day to day general winery operations. The anticipated level of noise to occur for the operation of the expanded facility would be typical of other wineries currently operating in the vicinity. The position of the new barrel building helps to shield operational noise because it is in close proximity to the existing winery structure and is "u-shaped" providing work area that opens into the existing facility and faces southwest away from the residences. This concentrates noise from winery operations towards the center of the complex rather than toward the residences. Further, Napa County has a right to farm policy that proclaims that people may be subjected to noises and other annoyances from agricultural operations.

Outdoor noise-producing activities associated with the use would generally occur from 7:00 am to 6:00 pm, except during harvest. The Napa County Code (Chapter 18.16) and standard conditions of approval address noise related issues including but not limited prohibiting outdoor-amplified sound system or amplified music and that mechanical equipment would be required to be kept indoors or inside acoustical enclosures. Events associated with the proposed marketing plan could create additional noise impacts since some of the marketing events propose the use of outdoor patio areas and existing loggia surrounding the existing winery. These areas are located to the south and west side of the winery complex which are furthest away from the nearest residence. This design orientation also limits potential noise impacts for any such outdoor marketing activity to surrounding properties. The design of the proposed project, together with adherence to the County Noise Ordinance, would ensure the proposed project would not result in substantial periodic or permanent increase in the ambient noise level in the project vicinity above levels existing without the project.

e/f. The project site is not located within an airport land use plan or within two miles of a public airport or within the vicinity of a private airstrip.

**Mitigation Measure(s):** None.

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

#### **Discussion:**

a.-c. The project will involve modifications (in the form of additions and expansions) to an existing winery facility. The proposed project would not result in the inducement of substantial population growth, either directly or indirectly. No new homes or roads are proposed. The winery expansion will include an increase in employees from the originally approved three full-time and no part-time employees to 19 full-time and 6 part-time with an additional 15 part-time, seasonal workers during Harvest. (Currently the winery employs 17 full-time (10 additional during Harvest) and 4 part-time employees). The current number of employees (vs. approved) has undoubtedly led to some population growth in Napa County. However, based on the County's, *Baseline Data Report*, total housing units currently programmed in county and municipal housing elements exceed the Association of Bay Area Governments' (ABAG) growth projections by some 15%. Since the County has a projected low to moderate growth rate and overall adequate programmed housing supply, that population growth does not rise to a level of environmental significance. Additionally, the County has adopted a development impact fee to provide funds for constructing affordable housing. This fee is charged to all new non-residential development based on the gross square footage of building area multiplied by the applicable fee by type of use listed in Chapter 15.60.100 Table A and will be required for it to be paid prior to release of building permit and is considered to be a less-than-significant impact. The project will not displace any housing or divide any established communities. No housing or people will be displaced as a result of the proposed project

**Mitigation Measure(s):** None.

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

**Discussion:**

- a. Public services are currently provided to the site as the subject winery facility is already in full operation. The additional demand placed on existing services as a result of the winery expansion would be marginal. According to Napa County Environmental Sensitivity Resource Maps (Fire Hazard Zones –CDF overlay), the site is not located within the California Department of Forestry designated "High" Fire Hazard Zone. Fire protection measures are required as part of the development. There will be no foreseeable impact to emergency response times as the property has good public road access and adequate area within the site to maneuver fire safety vehicles and equipment. 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 Measure(s):** None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIV. RECREATION.</b> Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a-b. This project includes an increase in visitors to the site, visits to local neighborhood and regional parks would be minimal and would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities. The project does not include recreational facilities or require the construction or expansion of recreational facilities that would have an adverse physical impact on the environment.

**Mitigation Measure(s):** None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. TRANSPORTATION/TRAFFIC.</b> 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 (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a-b. The project site is located on State Highway 29, approximately two miles south of the City of St. Helena on the southeast side of Mee Lane approximately 760 feet northeast of its intersection with St. Helena Highway (St. Highway 29). State Highway 29 is the major north-south route through the Napa Valley and has two travel lanes with paved shoulders. According to Caltrans traffic counts, St.

Highway 29 just north of Mee Lane (at Zinfandel Lane), sees an average of 22,300 vehicles a month with 24,600 vehicles during peak months and a peak hour traffic volume of 1,950 vehicles. The current level of service (LOS) in the area is "E", meaning that the roadway is reaching capacity. An existing 70 foot long left turn lane is available on the southbound Highway 29 approach to Mee Lane. A left turn lane is also provided on the southbound approach to the Provenance Vineyards Winery driveway opposite Mee Lane. The paved shoulders adjacent to the Mee Lane intersection are additionally striped to function as deceleration and acceleration tapers.

The applicant has submitted a traffic impact report (*Traffic Impact Report Alpha- Omega Winery Expansion Napa County, Mark D Crane, P. E., January 25, 2008*) which analyzes existing and proposed traffic conditions. As analyzed in the submitted traffic study, there are low to moderate levels of traffic being generated by Alpha Omega Winery during hours of peak traffic along St. Highway 29. Without the proposed project, the St. Hwy 29/Mee Lane intersection currently operates at acceptable levels of service for all weekday and weekend (summer and harvest) peak traffic hours along St. Highway 29 and would continue acceptably through the year 2010. By 2020, only Saturday afternoon peak conditions would fall to unacceptable levels. With the proposed project, the St. Highway 29/Mee Lane intersection would also operate acceptably to the year 2010 for all peak traffic hours but fall to unacceptable in the year 2020 for Saturday peak hour traffic. According to Mr. Crane, "the impact would not be considered significant as the project traffic would be increasing background volumes by less the 1%. (See Crane Traffic Impact Report; pg. 2; paragraph 5.) If expressed as daily trips, the proposed increases in existing employment, wine production, truck and delivery traffic and marketing events, if occurring on a harvest day with 450 visitors, would result in a daily trip generation projection of 456 trips(inbound + outbound). (See Crane email dated July 10, 2008.)

With regard to the left turn lane, the traffic impact report indicates the existing 70 foot long left turn lane on the southbound St. Highway 29 approach to Mee Lane is, "acceptable to accommodate the 95<sup>th</sup> percentile queuing demand in 2010 or 2020 with the addition of project traffic." (See Crane Traffic Impact Report; pg. 2; paragraph 6.) As also stated in his response memorandum dated June 30, 2008 to Caltrans regarding the adequacy of the length of the turn lane, Mr. Crane states the turn lane meet the standards established by Caltrans, *Highway Design Manual*. However, on July 22, 2008 Caltrans clarified their comment stating that, "the project will increase Saturday afternoon peak past the 95<sup>th</sup> percentile queue. The project needs to improve the deceleration lane length to current standards for the southbound (SB) left turn lane at the State Route (SR) 29/Mee Lane intersection." (See attached Caltrans comments.) In response to these comments, the applicant then agreed to revise the project to address the increases to the left turn lane Saturday afternoon peak 95<sup>th</sup> percentile queue by requiring the attendees of the larger (150+) events to arrive by bus or coach for events occurring during peak business hours on Friday, Saturday or Sunday afternoon during tourist season. (See attached Crane email dated July 18, 2008) Napa County Traffic Engineer, Rick Marshall, concurs in his memo on July 28, 2008, that if the bussing requirement were incorporated as a mitigation measure, it: "would effectively eliminate the contribution of any significant traffic volume to the impacted turning movement, thus resulting in a sufficient mitigation of this potentially significant impact."

The traffic report concludes the proposed project would be expected to produce three potentially significant impacts that can be reduced to a less than significant level, if project changes are implemented. The potentially significant impacts sited are: (1) Average size marketing events ending at 2:30 on a Saturday afternoon would increase traffic volumes on Mee Lane to a level resulting in unacceptable delays for drivers turning from Mee Lane onto St. Highway 29; (2) Project traffic may further degrade existing poor pavement conditions along Mee Lane; (3) Sight lines for drivers exiting Alpha-Omega Winery driveway to Mee Lane are obstructed due to the winery sign located east of the driveway connection.

The traffic report recommends the following mitigation measures to the project that would reduce the above impacts to a less than significant level: (1) Saturday afternoon Special Events: Any special event on Saturday afternoon should end preferably by 1:30 PM and no later than 2:00 PM. Alternatively, events could start before 12:30 PM and end after 5:30 PM. In addition to this mitigation measure, per Mr. Crane's memo dated July 18, 2008, the applicant has voluntarily agreed to a condition of approval requiring the attendees of the larger (150+) events to arrive by bus or coach for events occurring during peak business hours on Friday, Saturday or Sunday afternoon during tourist season. (Napa County Public Works however, suggests a mitigation measure should also be required for the larger 150+ weekend marketing events); (2) Mee Lane Pavement Degradation: The County and project applicant should document the current physical condition of Mee Lane between S.R.29 and the Alpha Omega Winery entrance. The applicant should then be responsible to provide a fair share contribution towards any repair to this section of roadway observed to be more significant than that occurring to the east of the Winery entrance; (3) Mee Lane/Alpha Omega Winery Entrance: The project applicant should move signing just to the east of the Winery entrance to improve sight lines for drivers turning left from the Alpha Omega Winery driveway to Mee Lane.

With the inclusion of the above mitigation measures as part of the project and incorporated into the conditions of approval for the project, traffic impacts would be reduced to a less than significant level and the proposed project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system nor would it exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

- c. The proposed project would not result in any change to air traffic patterns.
- d. The existing and proposed expanded winery facility takes access from an existing driveway on Mee Lane. The applicant has agreed to improve the winery entrance driveway at Mee Lane to provide for a 50 foot turning radius in addition to meeting the standard conditions for new project driveways as required by the Napa County Public Works Road and Street Standards. The design and location of the driveway at its connection to Mee Lane as designed will provide adequate sight distance for ingress and egress. As previously stated, the entry sign will be modified to meet the County's standard conditions of approval for sighting of any winery signage in relation to providing adequate sight distance.
- e. The existing driveway from Mee Lane and on-site circulation areas as designed for the new structure and parking meet Napa County Fire Marshall's requirements for access to the site and structures for fire protection.
- f. Current on-site parking spaces have been increased from the originally approved 10 spaces to 23 spaces. The project as proposed, will add additional parking bringing the total parking to 63 spaces plus two bus spaces. Submittal materials from the applicant dated June 18, 2008 indicate the proposed parking spaces would be sufficient to accommodate all visitor and employee parking requirement needs during normal business hours as well as during peak weekday/weekend hours when marketing events are simultaneously occurring. Based on this information and with the applicant imposed special event conditions of approval to reduce parking impacts by requiring special event busses as described in a-c above, planning staff does not foresee any significant impacts associated with inadequate parking capacity.
- g. There is no aspect of this proposed project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

**Mitigation Measure(s):**

The permittee shall implement the following:

- (1) Saturday Afternoon Marketing Events: Any marketing event scheduled on Saturday afternoon shall end no later than 2:00 PM. Alternatively, any marketing event shall start before 12:30 PM and end after 5:30 PM; Attendees at all large (150+) marketing events shall be required to arrive by bus or shuttle, for any marketing events on Friday, Saturday and Sunday afternoons between Memorial Day weekend and Labor Day weekend which either begin or end between 12:30 PM. and 5:00 PM.
- (2) Mee Lane Pavement Degradation: Prior to issuance of any grading or building permit, or the signing of improvements plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to issuance of Final Occupancy of any buildings or commencement of any use, the permittee shall be responsible for the repair of any pavement degraded due to its construction vehicles.
- (3) Mee Lane/Alpha Omega Winery Entrance: The project applicant shall improve the access drive at the entrance of the winery at Mee Lane to provide for a 50 foot turning radius and improve any new approved access drive in accordance with the current Napa County Road and Street Standards. The project applicant shall also move winery signs to the east of the winery entrance to improve sight lines for drivers turning left from the Alpha Omega Winery driveway to Mee Lane.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Discussion:

- a. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant environmental impact due to wastewater discharge. Wastewater disposal will be accommodated on-site in compliance with State and County regulations.
- b. This application includes significant septic and process wastewater improvements as outlined in the submitted wastewater feasibility study. Currently, sanitary sewage is treated through an existing tank and leach field septic system and the winery process waste is processed through a waste water pond. In a letter from Delta Consulting & Engineering, Andrew Simpson, P.E. states that: "the existing pond can adequately treat wastewater produced ....for an increase in wine production up to 22,000 cases per year."

In order to provide adequate domestic and process wastewater treatment capacity for the 144,000 gallon annual wine production proposed in this application, the applicant proposes to construct a new dual domestic and process wastewater treatment system which would be sized to provide settling and aerobic/anaerobic digestion for process wastewater produced from the generation of 60,000 cases of wine per year and domestic wastewater generated from 500 visitors and 35 employees per day.

According to the submitted, *Report of Waste Discharge for Alpha Omega Winery*, (Delta Consulting & Engineering, August 31, 2007), as reviewed by the Department of Environmental Management and approved by Bay Area Regional Water Control Board, the proposed wastewater treatment facilities for the dual domestic and process waste system will be adequate to accommodate the additional production, employee, and visitor numbers proposed in this application. Required wellhead setbacks and ongoing monitoring of the process and domestic wastewater systems by the Department of Environmental Management should reduce any impacts on water quality to less than significant levels. Possible additional impacts related to noxious odors are discussed and resolved in the "Odor Control" section VI (f) of the report. During construction of the expanded pond, the winery shall acquire all necessary State and local permits to utilize hold and haul methods for the daily effluent produced from the winery operations, visitors and employees. Given the



location of proposed wastewater treatment improvements in areas currently given over to vineyard and wine production, their construction will not result in significant environmental impacts.

- c. A Storm Water Pollution Prevention Plan (SWPPP) which lists Best Management Practices for erosion control would be required as part of the project by the Public Works Department. No new construction of storm water drainage facilities or expansion of existing facilities would result from the project which could cause any significant environmental effects.
- d. As discussed at the Hydrology and Water Quality section above, this project will result in an increase in groundwater usage but will remain below the established threshold for the parcel. The Department of Environmental Management reviewed the information submitted by the applicant and issued a Domestic Water Supply permit on March 8, 2007, for the existing well based on the conditions of approval as stated in that permit. As stated in the existing conditions of approval, any change or modification of any kind in the source of water for the water system shall require a new application for the change submitted, approved and signed off by Environmental Management prior to issuance of the destruction permit for the existing well and issuance of any building permit for the project. Because the permit for the new well cannot be issued until all conditions of approval regarding State and local requirements as set forth by Napa County Environmental Management are met, sufficient water supplies will be made available to serve the project from existing and new entitlements and resources and a less than significant impact can be made.
- 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 project's demands. No significant impact will occur from the disposal of solid waste generated by the project.
- g. The project will comply with all federal, state, and local statutes and regulations related to solid waste.

**Mitigation Measure(s):** None.

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

**Discussion:**

- a. The site has been previously developed with a winery, vineyards, and associated improvements and does not contain any known listed plants or animal species. The proposed project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. There are no distinguishable wildlife corridors in the development area. The new construction would not have a significant impact on biologic resources.
- b. The proposed project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts are discussed in their respective sections above.
- c. The proposed project would not result in any environmental effects that will cause substantial adverse effects on human beings.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVIII. SUBSEQUENT EIR OR NEGATIVE DECLARATION</b>				
a) Are substantial changes proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) Are substantial changes proposed in the project which will require major revisions of the previous EIR or negative declaration due to a substantial increase in the severity of previously identified significant effects?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to a substantial increase in the severity of previously identified significant effects?                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Has new information of substantial importance been identified, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted which shows any of the following:                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents have declined to adopt the mitigation measure or alternative.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration that would substantially reduce one or more significant effects on the environment, but the project proponents have declined to adopt the mitigation measure or alternative. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion:

a-e. The changes to the proposed project since adoption of the previous Negative Declaration (ND) generally consists of increasing production capacity, the number of visitors and the number of full and part time employees, adding a winery storage building, expanding and combining existing wastewater pond to a dual domestic and process wastewater system, providing additional on-site parking, improving internal circulation, recognizing existing visitation levels and adding tours and tasting by appointment only, additional marketing events, landscaping and other site improvements as outlined in the project description. Mitigation measures have been proposed and discussed which ensure that project related traffic impacts are reduced to a less than significant level.