

COUNTY OF NAPA  
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT  
1195 THIRD ST., SUITE 210  
NAPA, CA 94559  
(707) 253-4417

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

1. **Project Title:** Wheeler Winery Use Permit #P08-00672-UP and Variance #P09-00347-VAR
2. **Property Owner:** Kohala Investment Works, LLC.
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 an 11.66 acre parcel on the northwest side of Zinfandel Lane approximately 2,200 feet east of its intersection with St. Helena Highway (St. Highway 29) and approximately 1.33 miles south of the City of St. Helena. Assessor's Parcel Number: 030-260-016; 588 Zinfandel Lane, St. Helena, CA 94574.
5. **Project Sponsor's Name and Address:** Kohala Investment Works, LLC.; Attn: Duane Kanuha; DBA Wheeler Farms; P. O. Box 249; Hawi, HI 96719.
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 designation:** Agricultural Resource (AR)
8. **Zoning district:** Agricultural Preserve (AP)
9. **Project Description:**

**Variance:** Approval of a Variance (#P09-00347-VAR) from the required road setbacks set forth in Napa County Code section 18.104.230 (A.) (1.) & (2.) to allow the construction of a winery building 200 feet from the centerline of an arterial County road where 600 feet is required and 168 feet from the centerline of a shared private access road where 300 feet is required.

**Use Permit:** Approval of a Use Permit (#P08-00672-UP) to establish a new winery in two phases (Phase I & II) as proposed below:

Phase I: Demolish three of the four existing on-site residential structures and in the same location, construct a new 50,000 gallon per year winery that includes: a two-story fermentation building with a below ground barrel storage cellar totaling 14,479 square feet, a two-story administrative/hospitality building with a covered breezeway totaling 4,083 square feet and a 2,680 square foot covered crush pad for a winery totaling approximately 21,242 square feet; 2 full-time and 2 part-time employees; 6 parking spaces (including one ADA-accessible space); Tours and Tasting By Appointment Only for a maximum of 32 visitors per day (224 per week); a Marketing plan with four 24-person events per month, four 75-person events per year and participation in the Napa Valley Wine Auction (all events will serve food items); install a pressure distribution type disposal system for winery process and winery and domestic sanitary wastewater; construct a main and a secondary access for winery production use.

Phase II: Construct a separate 4,000 square foot two-story barrel storage building approximately 70 feet to the east of the proposed Phase I winery structure bringing the winery to a total of approximately 25,242 square feet.

**Road Exception:** Approval of an Exception to the County's Road and Street Standards to allow a winery secondary access road to be constructed with 12 feet of surfaced roadway with 2 foot shoulders (18 feet of surfaced roadway plus two foot shoulders is required.)

**PRELIMINARY DETERMINATION:**

The Conservation, Development and Planning Director of Napa County has tentatively determined that the following project would **not** have a significant effect on the environment and the County intends to adopt a **Negative Declaration**. Documentation supporting this determination is contained in the attached Initial Study Checklist and 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: August 18, 2009

*Patricia Hornisher*  
BY: Patricia Hornisher, Planner III

**WRITTEN COMMENT PERIOD: August 27, 2009, to the conclusion of the public hearing before the Conservation, Development, and Planning Commission scheduled on September 16, 2009.**

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 16, 2009**. You may confirm the date and time of this hearing by calling (707) 253-4417.

COUNTY OF NAPA  
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT  
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**Initial Study Checklist**  
**(Reference CEQA, Appendix G)**

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Phase II: Construct a separate 4,000 square foot two-story barrel storage building approximately 70 feet to the east of the proposed Phase I winery structure bringing the winery to a total of approximately 25,242 square feet.

**Road Exception:** Approval of an Exception to the County's Road and Street Standards to allow a winery secondary access road to be constructed with 12 feet of surfaced roadway with 2 foot shoulders (18 feet of surfaced roadway plus two foot shoulders is required.)

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

The project is located on an 11.66 acre parcel within the west central floor of the Napa Valley. It is approximately 1.30 miles south of the City of St. Helena on the northwest side of Zinfandel Lane approximately 2,200 feet east of its intersection with St. Helena Highway (St. Highway 29). The parcel is nearly level at an average elevation of approximately 192 feet above mean sea level. It is within the Lower St. Helena Reach drainage of the Napa River Watershed. The Napa River lies approximately three quarters of a mile east of the project site. A seasonal tributary to the river intervenes halfway between the project site and the river. The 100 year floodplain boundary is approximately one-quarter mile to the east of the project site. The geologic foundation materials consist of alluvial fan and fluvial deposits overlain by Class I soil of the Pleasanton Loam series. These soils are well drained with runoff that is slow and hazard of soil erosion slight. Native vegetation consists chiefly of annual grasses, scattered oaks and grapevines with ornamental landscaping adjacent to existing structures. 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 include agriculture and single family residences ranging in size from a quarter of an acre to seventy-nine acres. The project site is bounded on the east and west sides by residential uses. In addition, a single family residential subdivision (one acre lot minimum) known as the Zinfandel Subdivision, is located on the north side of Zinfandel Lane approximately 1,200 feet west of the proposed winery driveway. Residential uses are also located immediately to the north and south of the property. Kelham Winery, Raymond Vineyard & Cellar, and Sutter Home Winery operations as well as associated vineyard land and agricultural structures also surround the property. These are located from within one quarter to one-half mile north, south and east respectively of the project site. Existing uses on the site include 9.67 acres of producing vineyards (9.37 acres after development) a main residence, guest house and two rental units. Access to the property is from Zinfandel Lane, an arterial County road which intersects with State Highway 29 and Silverado Trail. There is also a secondary access from Zinfandel Lane on the subject property and serving three other properties. St. Highway 29 is located approximately one-half mile west of the project site with a continuous left hand turn lane at this location.

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)

Other Agencies Contacted

Alcohol & Tobacco Tax & Trade Bureau –  
(ATF - U.S Department of the Treasury)  
City of St. Helena

**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.

Patricia Hornisher  
Signature

August 18, 2009  
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 checked="" type="checkbox"/>	<input 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. - c. The project site is located on the floor of the Napa Valley on the north side of Zinfandel Lane, a locally designated public roadway. This area of the valley is nearly level and, being less than 15% slopes, is not subject to the Napa County Viewshed Ordinance. Silverado Trail and St. Highway 29 are locally designated public roads; however, neither the winery nor the associated development will be visible from these roads. The site is currently developed with 4 residential structures and a large car garage and various agricultural outbuildings. The current location of the existing residential structures is 200 feet north from the centerline of Zinfandel Lane. The structures are surrounded on three sides with vineyard rows. Other residential structures along Zinfandel Lane are set back at a similar distance with surrounding lands being used for agriculture. Several winery facilities can be seen in the immediate vicinity.

Three out of the four existing residential structures will be demolished. The new winery is proposed to be located in the same position and cover nearly the same area as the existing residential and accessory structure enclave. The existing vineyard will be retained as well as several of the tall, mature redwood trees. The applicant has submitted a landscaping plan proposing substantial native tree and shrub plantings that will screen and soften the views of the front elevation of the winery structure which will be seen by the traveling public. The rear and the sides of the winery will be surrounded by existing vineyard thus affording a natural screening for at least 30% of these elevations. In addition, evergreen landscaping is required as a condition of approval to screen industrial portions of the facility from adjacent residential properties that can view these portions.

The proposed new winery is similar in height and design as other wineries in the area. The winery itself is designed to blend with the natural environment through the use of earth tone stucco, native stone and wood stained exterior materials. As previously mentioned, the required landscaping will act to blend the massing and height of the remaining upper portions of the winery. The agricultural design features and natural and planned landscaping will thus minimize visual impacts when viewed from various vantage points against the distant eastern and western hills.

Therefore, because the project is not subject to the Napa County Viewshed Ordinance and because new construction associated with this project will maintain the same distance away from the existing roadway, existing residences and wineries, maintain existing mature trees and vineyard as a visual buffer, incorporate landscaping around winery and be designed to convey an agricultural use, the project will not have a substantial adverse affect on a scenic vista nor substantially damage a scenic resource or substantially degrade the existing visual character or quality of the site and its surroundings. The project site is not within a state scenic highway nor are there any rock outcroppings or historic buildings on the site.

- 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 avoid 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 are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>II. 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. The site is entirely 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 approximately 0.3 acres of the existing 9.67 acres of mature vines to allow the construction of a new winery buildings for both Phase I & II, patio, production driveway, parking area and waste water treatment field. Long term, the site will continue to support approximately 9.27 acres of estate vineyards which will be used entirely by the winery to produce estate wines. Wineries and winery accessory uses are considered "agricultural uses" under the 2008 Napa County General Plan policy AG/LU-2 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 (AP) with a land use designation of Agricultural Resource (AR) on the Napa County General Plan Land Use Map. Napa County Agricultural Preserve zoning allows for a limited number of residential uses outright and wineries and accessory uses upon grant of a use permit. The site is currently developed with four residential uses, agricultural accessory structures and approximately 9.67 acres of producing vines. The new development proposes to replace all but one of the residential uses with a winery facility for wine production, wine storage and related accessory uses of the property. Existing and proposed development on this site is consistent with existing AP 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. A winery and accessory uses are considered agricultural uses under Napa County Code Section 18.08.640. Therefore, this proposal contains no other changes in the existing environment that could result in the conversion of Farmland to a non-agricultural use.

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

	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:				
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 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. 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). Construction emissions would have temporary effects consisting mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles and minor emissions from paints and other architectural coatings. BAAQMD CEQA Guidelines (1999) Table 2 recommends the inclusion of feasible control measures for PM-10 as a means of reducing construction impacts to a level of insignificance. In accordance with these Guidelines, standard dust and particulate control measures are included in this project as a condition of approval. They include: applying sufficient quantities of water and/or dust palliatives during grading or other ground disturbing activities; disallowing construction activities during windy periods; covering trucks hauling loose material; sweeping streets daily with water sweepers if visible soil is carried onto adjacent streets.

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 32 persons, largest marketing event of 75 persons, 4 total employees (including part-time workers), and 2 busiest Harvest day production pickups and deliveries, staff estimates the resulting number of busiest day two-way trips for everyday business operations will be approximately 45 two-way trips per day. This busiest day trip total is 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. The proposed project would not 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. Standard conditions of approval require the application of dust control measures as described in paragraph "a." above, 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 30 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 (from grading and spraying) are already located at the site and on agricultural properties surrounding project site. The existing wastewater treatment system will be an underground pressure distribution type disposal field which when properly installed and maintained, is not anticipated to produce odors. As previously stated in (d.) above, the area surrounding the subject property is largely agricultural, with approximately 30 residential properties located from within 150 to 1,000 feet of the winery complex. Therefore, the project will not create objectionable odors affecting a substantial number of people.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<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 type="checkbox"/>	<input checked="" 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 the development of four single family residences 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 existing residences. While the project proposes the removal of 34 mature decorative trees and shrubs, 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 residential/vineyard and winery development. The potential for the project to have a significant effect on special status species is less than significant.
- b. Napa County Environmental Resource Mapping (red-legged frog, vernal pools, vegetation, and plant surveys/CNPS layers) identify no habitat that would support riparian or other sensitive communities within the project area. The proposed improvements will occur more than 1,500 feet from the nearest blue-line stream (a tributary of the Napa River) and more than 4,500 feet from the Napa River. Any potential impacts related to soil erosion are analyzed at **Hydrology and Water Quality**, below. Impacts on federally protected wetlands, riparian habitats, and other sensitive natural communities are expected to be less than significant
- 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 special status species, riparian habitats, sensitive natural communities, potential wetlands or federally protected wetlands within the project boundary. Therefore, this project has no impact.
- d. The project does not lie within any established migration patterns that have been identified 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 would have no impact on the movement of native resident and migratory fish and wildlife species.
- e. Other than General Plan policy CON-24 to maintain and improve oak woodland habitat and other trees and vegetation near drainage heads and depression and the County's Conservation Regulations ordinance to preserve Oak woodlands, there are no local policies or ordinances protecting biological resources, including tree preservation policies or ordinances.

The project proposes the removal of 34 existing decorative trees and shrubs that currently surround the four residences. The applicant has submitted a landscaping plan proposing to install at least 30 new decorative trees along the winery driveways and adjacent to the winery development. These trees, along with a large garden patio that is densely planted with low shrubbery and grasses, will essentially replace the 34 existing trees and shrubs that will be removed. Further, standard conditions of approval for winery use permits require the submittal of a detailed landscaping plan, including parking landscaping details, to be submitted prior to issuance of building permits. The plan shall be required to show and describe the number and species of plants intended for installation, irrigation details and a long term maintenance and replacement plan. The conditions of approval also require trees greater than 6" in diameter to be identified on the landscaping plan and replaced at a 2:1 basis.

The project also proposes to use a 200 linear foot portion of the private road located on the eastern boundary of the subject property as a secondary access for winery production purposes. This access continues beyond the subject property to serves three additional properties to the north. The road is comprised of dirt and gravel and varies between 10 and 12 feet in width.

There are four large, heritage Valley oak trees (*Quercus lobata*) that line this portion of the roadway that belong to the adjacent property owner. The root systems of these trees extend under the road onto the applicant's property. The applicant has received a recommendation for grant of an exception to the Napa County Road and Street Standards from the Department of Public Works for a reduced road width to a minimum 12 ft. surfaced roadway with 2 ft. shoulders with a chip seal finish for this portion of the road for the purpose of preserving the heritage oak tree's root systems. Based on the arborist report dated June 18, 2009, the reduced road width and more pervious surfacing finish is needed because construction to current standards would impact the root systems due to the excessive depth of excavation required if the Standards were employed. Public Works has recommended grant of the Road Exception on the basis that the secondary access will be maintained by the winery operator to an equivalent road standard as described in their conditions of approval memo dated August 19, 2009.

Thus, it can be concluded from the discussion in a. – d above, that the project will not affect any biological resources and that there are no local policies or ordinances regarding tree preservation policies or ordinances that currently exist in Napa County. Furthermore, with the inclusion of the condition of approval for a landscaping plan requiring the replacement and long-term maintenance of the existing trees prior to issuance of any building permit and a road exception to reduce the production road's width, depth and finishing materials to protect the heritage oak tree root systems, no impact to any biological resource is expected.

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

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

a. - c. The project site is developed with four residences, a vineyard and associated improvements. The proposed Phase I and II structures for the new winery and associated parking area will replace all but one of these structures and be located in the same footprint. Phase I includes a 5,928 square foot cellar for barrel storage requiring excavation 16 feet below the ground surface. Historic 1940 aerial photos show the property was entirely developed as an orchard with the main residence being constructed circa 1945. Based on review of the Napa County Geographic Information System Cultural Resources data layers, 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 one mile of the project site indicating the presence of prehistoric cultural activity. Because one of these sites is in close proximity to the project site and because the project proposes to excavate 16 feet below ground surface, further investigation was requested by Napa County.

In July and August of 2009, a prehistoric archaeological site and historic resources record search and site evaluation was performed by Vickie Beard of Tom Oringer & Associates. She also forwarded inquiry letters to the State of California's Native American Heritage Commission. A final report was submitted to the County on August 3, 2009. It indicated that no archival literature for cultural, ethnographic or historic resources was found for the project area. A field survey was also completed and found: "No prehistoric or

historical archaeological sites within the study area." One of the three contacted Native American sources commented back that the project area appeared to be of no concern. Finally, the report summarized that no resource-specific recommendations were warranted but that if accidental discovery of archaeological remains was uncovered during grading of the project, construction of the project must cease, and a qualified archaeologist must be retained to investigate the site. These recommendations are incorporated into the County's standard conditions of approval. Thus, there is no evidence that the project will directly or indirectly destroy a unique paleontological resource or site or unique geological feature because none were found on the project site. Since no evidence of prehistoric or historical archaeological sites or paleontological resource or unique geological features within the study area was found, and since the suggested methods for recovery of any such deposits, artifacts and/or remains are incorporated into the project in the standard conditions of approval, it can be concluded that impacts to cultural resources will be less than significant.

- 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 thus resulting in a less than significant impact.

Mitigation Measure(s): None

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS.</b> 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 the rupturing of 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 current 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. Based on the Napa County Environmental Sensitivity Maps (liquefaction layer) the project appears to be located in an area of low 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 current California Building Code which will reduce any potential impacts to a less than significant level.
  - iv. The project site is located on the Valley floor being in an area that is nearly level with slopes of approximately 1%. 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 Pleasanton loam soil. Its representative profile consists of various layers of strong to medium acid loam and heavy loam on slopes 0 – 2%. This soil is found on alluvial fans and flood plains. Permeability is moderately slow due to its location in areas where the water table is high. Runoff is generally slow with only a slight erosion hazard. There is a slight potential for soil erosion and loss of topsoil due to the construction of the winery structures, subterranean barrel room, parking area and septic fields. The proposed project will be required as a condition of approval to submit a site development plan, including implementation of pre and post construction storm water and erosion control Best Management Practices under the standards developed in the Napa County Stormwater Ordinance and Post-construction Runoff Management Requirements which addresses sediment and erosion control measures and dust control, as applicable, to ensure that development does not impact adjoining properties, drainages, and roadways. Inclusion of these measures ensures that project will have a less than significant impact with regard to soil erosion or loss of topsoil.
- c. - d. Late Pleistocene-Holocene fan deposits underlie the surficial soils in the project area. Based on Napa County Environmental Sensitivity Mapping (liquefaction layer) the project site has a low 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 current California Building Code which would reduce any potential impacts, lateral spreading, subsidence, liquefaction, collapse or the project becoming unstable to a less than significant level. This soil is not considered to be expansive as defined in Table 18-1-B of the Uniform Building Code (1997), and thus will not create substantial risks to life or property. As required by State law, the applicant will be required to provide structurally engineered building plans consistent with an accompanying soil report that meet the requirements of the Napa County Building department and the current California Building Code thus reducing substantial risks to life or property 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 in their revised August 3, 2009 comments. The approval is based on an evaluation performed by Bartelt Engineering, originally submitted on December 16, 2008 and later revised on May 7, 2009, and August 5, 2009. Based on the report *dated May 7, 2009*, and reviewed by Environmental Management, the soils on the project site are capable of adequately supporting the pressure distribution type disposal field proposed to accommodate the wastewater flow generated by the new winery facility and the existing residence that will remain. Since the permeability of the soils are adequate, the risk of septic failure due to utilizing soils incapable of supporting the use of septic tanks or alternative waste water disposal systems is 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"/>
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. - b. 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 required in the revised conditions of approval memo from Environmental Management dated August 3, 2009, a Hazardous Materials Business Plan must be filed by the applicant within 30 days of any hazardous material reaching a reportable level. Part of the plan must include a CUPA - Related Business Activity Form disclosing the types and amounts of hazardous material the applicant intends to store on the project site. These hazardous materials could include equipment related liquids (fuel, solvents, and lubricants) as well as agricultural related fertilizers and pesticides used in the course of routine winery operations. This 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. However, in the event that a future use involves the use, storage or transportation of greater than 50 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment will be required in accordance with the Napa County Zoning Ordinance prior to establishment of the use. Said documentation and monitoring reduces the potential environmental impact to a less than significant level. The

proposed project would not result in a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- c. 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 Napa County Fire Department and Public Works Department have reviewed the project design for compliance with emergency standards and have included conditions requiring the applicant to design the project for adequate emergency access and install the required equipment necessary to meet emergency response and evacuation. In addition, the both access driveways proposed to serve the project will be designed to comply with County Fire and Public Works road standards so that emergency response requirements for ingress and egress to the project site are met. Compliance with these conditions will ensure the project will not have a negative impact on or hinder emergency response.
- 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 required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Prevention Permit (SWPPP) from the California State Regional Water Quality Control Board which delineates pre and post construction activities. An approved grading permit issued by Napa County Public Works is also required. The Storm Water Permit and Grading permit will provide for adequate on site containment of runoff during storm events through placement of siltation measures around the development area. Water for the remaining residence will be provided by the City of St. Helena. The existing well will serve the vineyard, landscaping and maintain fire protection to full capacity. A new well will be drilled and used for all stages of the winery making process. A water treatment system will be required by the Napa County Environmental Management Department as the winery is proposing a commercial kitchen. The project wastewater system is designed to include the one remaining residence and the proposed winery. The Napa County Environmental Management Department has reviewed both the Phase I Water Availability Analysis and the Revised Onsite Wastewater Disposal Feasibility Study both date August 5, 2009, and recommends approval as conditioned. Therefore, with the inclusion of the conditions of approval, the project does not have the potential to significantly impact any water quality standards or waste discharge requirements.
- b. The project would not result in a substantial depletion of groundwater supplies or interfere with the recharge of groundwater supplies. Currently, water is supplied by an existing on-site well. Two on-site 60, 000 gallon water storage tanks are used for frost protection. The total current water use is: 9.7± af/yr for vineyard irrigation and heat & frost protection; 0.15 ± af/yr for existing landscaping; 0.5± af/yr for an existing main residence; and, 1.2± af/yr for the existing three second units.

As previously mentioned, three of the four residences will be demolished leaving only the main residence. The project proposes that water for this residence will be provided by the City of St. Helena and the City has commented water for this unit will be provided at the equivalent historic level (0.5± af/yr). The project proposes to use the existing well to serve the vineyard, landscaping and maintain fire protection to full capacity. Water for the proposed winery (Phase I) and proposed barrel storage building (Phase II) will be supplied by a new on-site well. The applicant has prepared a Phase One Water analysis for the projected water use for the proposed project. The report states the project is located on the floor of the Napa Valley in an area that has a County established acceptable water use of 1 acre foot per acre per year on a surveyed 11.7 acre parcel resulting in a threshold for the property of 11.7 acre feet per year. The report estimates the projected groundwater demand for the site at build-out (Phase I & II) will be 10.73 af/yr including: 1.08± af/yr for winery production, 9.4± af/yr for existing vineyards, 0.25± af/yr for domestic and winery landscaping totaling 10.73 af/yr. No groundwater use is calculated for the main residence as this will be supplied by the City of St. Helena at the above mentioned historic level. This



represents a decrease of  $0.82 \pm$  af/yr in the overall groundwater use for the proposed winery, existing vineyards and landscaping. Since there is an overall projected decrease indicated for groundwater use, Public Works has commented the proposed project would not have a significant impact on groundwater supplies or static water levels 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 or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site. The project site is 1,500 feet west of a Napa River tributary and 4,500 feet west of the Napa River. While there will be an increase in the overall impervious surface surrounding the new winery structures, winery access roads, patio areas and parking area, 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, alteration of drainage patterns or increase in erosion or siltation on or off site is expected to be less than a significant. In addition, since the project is located in a large drainage basin with a relatively flat topography, storm waters would be directed in a sheet flow action and be allowed to filtrate over a wider area. This type of runoff pattern would not generate a change to the drainage pattern or cause a substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on or off site. Therefore, this project would result in a less than significant impact on drainage patterns and surface runoff.
- 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 Storm water 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 does not fall 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 nor is it within a dam or levee inundation area as mapped on the Napa County Geographic Information System layers. No impact would result.
- i. - j. The project site is located on nearly level land in the center of the Napa Valley. It is approximately 4 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 required.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 County has designated lands on the valley floor and elsewhere 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. The project is in an area of similar rural, agricultural development and activities and the improvements proposed are in support of the long established, ongoing agricultural use of the property and surrounding lands.

The applicant proposes a variance to the required public and private road setbacks for wineries since the project parcel is impacted on two sides of the property by these setbacks. Specifically, there is a 600 foot required setback from the centerline of Zinfandel Lane along the southerly property boundary and a 300 foot required setback from the centerline of a private road "used by the public" and serving one or more properties along the easterly boundary. Together, these road setbacks constrain 91 % of the parcel. What remains for possible development is a 110 foot by 400 foot area at the extreme north end of the parcel making this location for siting the winery too small an area without some consideration for a variance. Approval of the variance will allow the winery (inclusive of the Phase I & II structures) to be constructed 200 feet from the centerline of an arterial County road where 600 feet is required and 168 feet from the centerline of a shared private access road where 300 feet is required.

The location of the winery within the required road setbacks is requested to avoid to the greatest extent possible, a number of environmental impacts that would otherwise occur if the maximum road setbacks were enforced. These preservation actions include: Re-using the existing residential developed area thereby maintaining the existing agricultural land without increasing the built area of land; avoiding the removal of 1.6 acres of existing estate vineyard; reducing (by approximately 17,000 square feet ) the amount of otherwise required paved access road surfaces thus avoiding additional vineyard removal and surface runoff; reducing the overall amount of ambient noise from cars and trucks driving a shorter distance over shorter access roads; and, preserving the existing views towards Mt. St. Helena and the eastern and western ridgelines for both the traveling public on Zinfandel Lane and the adjacent neighbors.

Because of the extreme constraints imposed by the existing road setbacks, significant parcel-specific circumstances exist that justify a variance request and is not a grant of special privilege, would mitigate the removal of agricultural lands, preserve scenic views, and protect the public welfare. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects. Granting the variance as proposed would further reduce negative environmental effects to the site and would not conflict with any applicable County land use plan, policy, or regulations. There are no habitat conservation or natural community conservation plans adopted by the County.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. <b>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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 proposed winery is an average sized production facility. Winery operations are not generally known to create excessive ground borne vibration or ground borne noise even during production season. Therefore, the proposed project would not result in exposure of people to excessive noise impacts.

- c. - d. The project is proposed to be set back approximately 200 feet north of the centerline of Zinfandel Lane which is a public road. Immediately north of the project site is entirely an actively farmed vineyard. The remaining neighbors are rural, single family homes the closest of which are located approximately 200 - 300 from the project site. These neighbors 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 facility would be typical of other wineries currently operating in the vicinity. The production area of the new winery and the Phase II barrel building will be located on the east side of the parcel which is furthest away from the highest concentration of residences. In addition, the Phase II barrel storage building will help shield operational noise because the structure will act as a noise buffer for the residences to the east of the project site. 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 to prohibiting outdoor-amplified sound systems or amplified music for any outdoor activity and requiring that mechanical equipment be kept indoors or inside acoustical enclosures. Tours and Tasting and Events associated with the proposed marketing plan could create additional noise impacts since these visitors are likely to use the outdoor patio areas during tasting or events. However, based on the proposed design, the outdoor patios are generally located between and behind the winery buildings which provide a shield from visitor noise. 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 required.

	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 involves the construction of a moderately sized winery facility in two phases. 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 will include 2 full-time and 2 part-time employees and seasonal workers during Harvest. The proposed number of employees may lead 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, the population growth associated with the project 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 . The fee is required to be paid prior to release of building permit resulting in a less than significant impact for population growth. 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 required.

	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. No new or altered government facilities that provide public services will constructed as a result of this project. Fire protection measures are required as part of the development in accordance with the Napa County Fire Marshall's conditions of approval for the project. The additional demand placed on existing services as a result of the winery development would be marginal. 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 and property tax increases will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

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

	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"/>
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 proposes wine tours and tasting and marketing visitors to the site. Visits to local neighborhood and regional parks by these visitors is expected to 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 required.

	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 is located on an 11.66 acre parcel on the northwest side of Zinfandel Lane approximately 2,200 feet east of its intersection with St. Helena Highway (St. Highway 29) and approximately 1.33 miles south of the City of St. Helena. Zinfandel Lane is one of the major east – west routes transecting the Napa Valley and is basically a two-lane rural road with no left turn lane at the winery site. A traffic study analyzing the traffic volumes on Zinfandel Lane (George Nickelson, P. E., *Focused Traffic Study for a Proposed Winery at 588 Zinfandel Lane in Napa County*) states that a conservative estimate for the traffic volumes on Zinfandel Lane at the winery site is 2,463 daily vehicles. This number is based on the average traffic counts taken west of Silverado Trail (2,205 vehicles) and east of St. Route 29 (2,721 vehicles). Based on Table 1 provided in this report, the winery's expected daily traffic generation on a typical weekday is estimated at 20 daily trips, 26 daily trips on Saturdays and 33 daily trips during the harvest season. The report also estimates that if 20% of the winery's daily trips are generated during peak hour, then the typical weekday or Saturday peak hour would equate to 4 – 5 winery related vehicle trips. According to Mr. Nickelson, "This level of traffic would be very low relative to the background traffic flows on Zinfandel Lane." He also states that these volumes do not warrant a left turn lane when they are compared with the Napa County warrant methodology. In conclusion, the report indicates that the project's trips will not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections. And since the combination of volumes on Zinfandel Lane and volumes in/out of the winery would be well below Napa County thresholds for installation of a left-turn lane, the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways. Therefore, a less than significant impact is expected.
- c. The proposed project would not result in any change to air traffic patterns.
- d. The main access for the winery facility is proposed to be from the existing residential driveway on Zinfandel Lane. This driveway is perpendicular to Zinfandel Lane at the midway point between the east and west property boundaries. It will become the main entrance to the winery facility and will be designed to meet Napa County Fire and Public Works standards. The applicant also proposes a secondary access to the winery approximately 350 feet east of the main access, to be utilized by employees and winery production/delivery trucks. This access is a deeded right-of-way with a portion of it being located on the applicant's property and the remainder continuing further north to serve three other properties. The purpose of the secondary access is to improve the circulation pattern between the visiting public and the production/delivery type vehicles, provide an area for production activities and fire protection, and locate the production road further away from the adjacent neighborhoods on the west of the property. The design and location of this driveway at its connection to Zinfandel Lane will provide adequate sight distance for ingress and egress. Any entry signs will be modified to meet the County's standard conditions of approval for sighting winery signs. Napa County Public Works Department has reviewed the civil improvements and recommends approval of the use permit and, as previously discussed, the exception to the Napa County Road and Street Standards request based on meeting their required conditions of approval. Because the applicant shall meet the conditions of approval for all road improvements, the project will not substantially increase traffic hazards due to a design feature or incompatible use.
- e. The existing main and secondary driveways from Zinfandel Lane and proposed on-site circulation areas for the new winery facility and parking area, meet the Napa County Fire Marshall's requirements for access to the site and structures for fire protection.
- f. The proposed project will create 6 parking spaces and 1 loading area space on-site. Based on the submittal materials from the applicant dated May 13, 2009, parking is sufficient to accommodate a maximum group of eight Tours and Tastings guest at one time. However, if Marketing luncheon events occur simultaneously as indicated in the project statement, more parking would be required. Based on the plans submitted, additional parking can be accommodated by utilizing the paved portions of the production areas if planned in such a manner as not to impede emergency response. Since there are optional areas where additional vehicles can be parked, 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):** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS.</b> 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"/>
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. The revised onsite Wastewater Disposal Feasibility Study for the Proposed Wheeler Winery was submitted on August 5, 2009, by Bartelt Engineering. It states the existing septic systems that serve the existing four residential structures are conventional gravity type onsite wastewater disposal systems. All but one of the existing residential structures will be demolished and all of the existing wastewater disposal systems will be demolished or abandoned in place as part of the proposed development. Bartelt Engineering recommends the installation of three septic tanks and a pressure distribution type disposal leach field to accommodate the remaining residence and the new winery facility. All plumbing fixtures in the proposed winery will be low flow, water saving fixtures per the current Uniform Building Code. They also stated that in the event groundwater became a limiting condition, it will be remedied by pre-treating



the effluent to reduce the minimum required separation between the bottom of the leach field trenches and the limiting condition of the groundwater intrusion. Test pits have been evaluated and there is adequate area available to site a 100% reserve area. Based on the Phase One study, the existing well will be used for vineyard and landscaping irrigation and fire protection. The remaining residence will be served by the City of St. Helena municipal water source. A new well will be installed to serve the winery. The Phase One water study indicates water usage will be slightly less than what has been historically used. A water treatment system will be required by Napa County Environmental management as the winery is proposing a commercial kitchen. The Department of Environmental Management has reviewed the proposed wastewater treatment systems and recommends approval as conditioned. Required wellhead setbacks and ongoing monitoring of the wells and the process and domestic wastewater systems by the Department of Environmental Management should reduce any impacts on water quality to less than significant levels.

- 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 not result in an increase in groundwater usage and will remain below the established threshold for the parcel. As also previously discussed, the remaining residence will be served from the St. Helena municipal water system but will be limited to historic levels for water usage. A new well that serves the winery will be installed that includes a water treatment system to serve the proposed commercial kitchen. 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. This permit ensures sufficient water supplies will be available to serve the project from existing and new entitlements and resources resulting in a less than significant impact on utilities and service systems.
- 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 required.

	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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 residences, vineyards, and associated improvements and does not contain any known listed planted 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.