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Initial Study/Negative Declaration

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

Initial Study Checklist
(form updated February 2015)

1. **Project Title:** Gandona Winery Use Permit Modification #P17-00068-MOD & Variance #P17-00069-VAR
2. **Property Owner:** Sage Hill Vineyards, LLC, 1533 Sage Canyon Rd. St. Helena, 95474, (203) 206-6191, manuel@gandona.com
3. **Representative:** Priscillia de Muizon, Coombs & Dunlap, LLP, 1211 Division Street, Napa, CA 94559; (707)252-9100; pdemuizon@coombslaw.com
4. **County Contact Person, Phone Number and email:** Wyntress Balcher, (707) 299-1351, wyntress.balcher@countyofnapa.org
5. **Project Location and APN:** The project is located on a ±114.7 acre parcel, on the east side of a private access road, ±0.7 miles south of its intersection with Sage Canyon Road (State Highway 128) and across from the Lake Hennessey boat launch, within the Agricultural Watershed (AW) zoning district; APN: 032-010-079; 1533 Sage Canyon Rd, St. Helena.
6. **Project Representative's name and address:** Priscillia de Muizon, Coombs & Dunlap, LLP, 1211 Division St. Napa, CA, 94559, (707) 252-9100, pdemuizon@coombslaw.com
7. **General Plan description:** Agriculture, Watershed and Open Space
8. **Zoning:** Agricultural Watershed
9. **Background/Project History:**
 - The Planning Commission approved Use Permit #U-457778 on May 3, 1978, to establish a 5,000 gallon/year winery within a proposed new 900 ft² winery building plus the addition of 900 ft² at a later date for a total 1,800 ft² winery with a limited of 5 visitors per week, no public tours or public wine tastings.
 - A Small Winery Use Permit Exemption was approved on June 10, 1982, to increase production to 6,000 gallon/year, within an existing 1,800 ft² building. No changes were proposed regarding operations and no tours/public tastings were authorized.
 - Use Permit #P07-0348-MOD and Variance #P08-00080-VAR were approved by the Planning Commission on June 4, 2008, to allow: a) an increase in production from 5,000 gallons to 20,000 gallons per year; b) construction of a new 3,458 ft² single-story winery building with a 797 ft² covered outdoor work area, and 4,716 ft² of caves for a winery totaling 8,971 ft²; c) two full-time and one part-time employees; d) ten parking spaces including one ADA-accessible space; e) tours and tasting by appointment only with a maximum of six visitors per day with no more than a total of 18 visitors per week; f) a marketing plan with five 15-person marketing events per year and one 50-person Wine Auction event annually; g) installation of two additional 10,5000 gallon fire flow water tanks; h) installation of below grade process and domestic wastewater treatment tanks; and, i) treated wastewater disposal through subsurface disposal fields or via hold and haul. In addition a Conservation Regulations Use Permit Exception was approved to allow the construction of the proposed winery facility on a building site slope averaging 39% (a use permit was required for slopes 30% or greater), an Exception to the Road and Street Standards to allow a winery access drive with 14 feet of surfaced roadway plus drivable shoulders ranging between three and six feet (18 feet of surfaced roadway plus two foot shoulders was required), and a variance to allow the construction of the winery 153 feet from the centerline of a shared private drive. The original existing winery facility was converted to an allowed non-winery agricultural use.
 - Use Permit Minor Modification P10-00116-MMOD was administratively approved on August 2, 2010, to allow alterations to the approved winery access driveway.
10. **Description of Project:**

Request for approval of a major modification to use permit U-457778 and use permit modification P07-0348 to expand an existing 20,000 gallon/year winery and:

 - construct a new a new 3,789 ft², two story building, the 2,022 ft² second story to serve as the winery administration offices and the 1,767 ft² lower level for non-winery agricultural equipment storage use for a total 10,993 ft²;
 - increase by-appointment tours and tastings to a maximum of 12 visitors/day, but no more than 72 per week;
 - increase the winery's marketing program to ten, 25 person events and three 150 persons events annually (with attendees travelling by shuttle buses;

- add two additional full-time employees and one part-time employee for a total of six employees;
- add four parking spaces for a total of 14;
- add on-premises consumption of wine in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 on the patio outside the winery;
- approve an exception to the Conservation Regulations to build on slopes over 30%; and,
- approve an exception to the County Road and Street Standard for selective reduction in the width of the private access road.

The project also includes a Variance request to allow construction of the new winery administration building/agricultural storage building ±118 feet from the private road in lieu of the required 300 ft. winery road setback.

11. **Describe the environmental setting and surrounding land uses.**

The project is located on a ±114.7 acre parcel accessed via a private road beginning directly to the northeast of the intersection of Sage Canyon Road (State Highway 128) and Chiles Pope Valley Road, across from the Lake Hennessey boat dock. The property rises from approximately 800 feet in elevation to more than 1500 feet along the hillsides that form the southern edge of Sage Canyon and Lake Hennessey. An unnamed USGS blue-line stream, which empties into Lake Hennessey, crosses the southwestern portion of the parcel.

Based on Napa County environmental resource mapping the subject property includes soil classified as Sobrante Loam (5 to 30 percent slopes) and Sobrante Loam (30 to 50 percent slopes). The Sobrante Loam soil series is characterized by well drained soils on uplands where permeability is moderate. Runoff from Sobrante Loam soils is generally medium to rapid with a moderate to high erosion hazard. Native vegetation types in the project vicinity would have included annual grasslands with scattered oaks and Gray pines. According to geotechnical reports on file and the geological/geotechnical evaluation of location constraints for the proposed structure (Condor Earth Technologies, Inc., October, 2007, and December 20, 2016), the topography of the property, and of much of the surrounding area, was created by a massive prehistoric landslide. The proposed building site is on natural ground below a fill slope consisting of slurried riprap, located southwest of the existing winery building and parking area.

Development on the property include the winery building and caves, a single family residence, several agricultural outbuildings, and ±19 acres of producing vineyard. Adjacent land uses in the area are dominated by undeveloped open space, large lot residential properties, vineyards, and wineries (Villa del Lago, Brand Napa Valley, Bryant Family Winery, Chappellet Winery, Colgin Partners Winery, and David Arthur Vineyards). The closest off-site residence is located ±1,100 feet southeast of the project site on a bench above the winery. The unnamed access road serves the winery parcel and two other residences; other parcels along the road are developed in vineyards or undeveloped.

12. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement). The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, waste disposal permits, and an encroachment permit, in addition to CalFire. Permits may also be required by the Department of Alcoholic Beverage Control and Bureau of Alcohol, Tobacco, & Firearms.

Responsible (R) and Trustee (T) Agencies

Other Agencies Contacted

Federal Trade and Taxation Bureau
 Department of Alcoholic Beverage Control
 City of Napa

12. **Tribal Cultural Resources.** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.2. If so, has consultation begun?

Notifications of Proposed Project Pursuant to PRC Code Section 210803.2 were forwarded to the tribes on May 9, 2018. On May 30, 2018, a letter was received from the Yocha Dehe Tribe who advised that the project was reviewed and it was concluded that the project is within the aboriginal territories of the Yocha Dehe Wintun Nation. Based on the information provided, Yocha Dehe Wintun Nation is not aware of any known cultural resources near the project and a cultural monitor is not needed. The letter states that if any new information or cultural items are found, they request that the Cultural Resources Department be notified. On June 7, 2018, a letter was received from the Middletown Rancheria, advising that they have no specific comments at this time, however, should any new information or evidence of human habitation be found as the project progresses, they request all work to cease and they be contacted immediately.

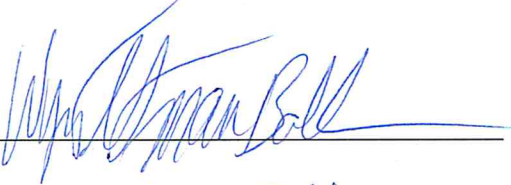
ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

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

Signature



Date

8/27/2018

Name:

Wyntress Balchar

Napa County Planning, Building and Environmental Services
Department

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. **AESTHETICS.** Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

a-c The project site is not located within view of State Highway 128, a designated Viewshed road listed in the Scenic Highway Element of the Napa County General Plan. The project site is located ±.7 miles from the State Highway 128, and is located on slopes greater than 15%. Because of its relationship to surrounding topography and existing vegetation, the proposed new winery/agricultural accessory building will not be visible to the highway. The project site does not have scenic trees or rock outcroppings. The design of the structure utilizes earth tone colors and the roof angles and composition are designed to conform to existing landforms. Based upon the Viewshed Protection Ordinance, the project is compatible with existing land forms, particularly county ridgelines and that views of the county's many unique geologic features and the existing landscape fabric of the county's hillside areas are protected and preserved.

d. The proposed project does not include outdoor improvements that would introduce additional source of lights that could significantly impact daytime or nighttime views of the area. The general winery operational hours are 8:30 am to 6:00 pm, but the release events will end at 7:00 pm. The increase nighttime lighting will not adversely affect nighttime views in the area since the potential for a significant light impact would be reduced with the standard Napa County conditions of approval for wineries requiring outdoor lighting to be shielded and directed downwards, with only low-level lighting allowed in parking areas. As designed, and as subject to the standard condition of approval listed below, the project will not have a significant impact resulting from new sources of outside lighting. The closest off-site residence is located ±1,100 feet southeast of the project site.

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.

Mitigation Measures: None required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES.¹ Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- a-c The project would not result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Important as shown on the Napa County Important Farmland Map 2016 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The property's AW (Agricultural Watershed) zoning allows wineries and related accessory uses upon grant of a use permit. The proposed project is consistent with the uses permitted in the zoning district. The subject property is currently subject to Williamson Act contract NQ P06-01336-AGK, which dates from January 2, 2007. The contract allows, "facilities for the processing of agricultural products including, but not limited to wineries, dairies, dehydrators, and fruit and vegetable packing plants" subject to use permit approval. The winery and winery accessory uses proposed in this application are defined as agricultural by the Napa County General Plan and are allowed within agriculturally zoned areas by the Napa County Zoning Code. Neither this project, nor any foreseeable consequence thereof, would result in changes to the existing environment which would result in the conversion of mapped farmland to a non-agricultural use.
- d/e. The project site is zoned Agricultural Watershed (AW), which allows wineries upon grant of a use permit, and is not located within an area zoned for timberland production. According to the Napa County Environmental resource maps (based on the following layers – Sensitive Biotic Oak Woodlands, Sensitive Biotic Riparian Woodland Forest and Coniferous Forest) the project property contains a designated Sensitive Biotic Oak Woodland. The project site are not located in this a sensitive area and no land disturbing activities are proposed within the areas designated Sensitive Biotic Oak Woodland. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality or other public benefits. The proposed project will not have an impact on forest resources, have conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland.

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

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

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

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

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

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

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

Ozone and fine particle pollution, or PM2.5, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM2.5 occasionally does reach unhealthy concentrations. There are multiple reasons for PM2.5 exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM2.5 within the Napa Valley. Second, much of the area is well north of the moderating

temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM2.5 levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAQMD, *In Your Community: Napa County*, April 2016)

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

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

As mentioned above, in 2010, the BAAQMD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1– Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAQMD through May 2017. The proposed ±2,022 ft² winery floor area increase (new administration offices), when compared to the BAAQMD's operational criteria pollutant screening size of 541,000 ft² for general light industrial, and compared to the BAAQMD's screening criterion of 47,000 ft² for a high quality restaurant, the project would not significantly impact air quality and does not require further study (BAAQMD CEQA Guidelines, May 2017 Pages 3-2 & 3-3.). Given the size of the entire winery which will be ±6,277 ft² of enclosed floor area compared to the BAAQMD's screening criterion of 47ksf (high quality restaurant) and 541ksf (general light industry) for NOX (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.)

The project falls well below the screening criteria as noted above, and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts.

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

7.1 SITE IMPROVEMENTS

c. AIR QUALITY

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

- 1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.*
- 2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.*
- 3. Cover all haul trucks transporting soil, sand, or other loose material off-site.*
- 4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
- 5. All vehicle speeds on unpaved roads shall be limited to 15 mph.*
- 6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
- 7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.*
- 8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air*

Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>."

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

7.1 SITE IMPROVEMENTS

b. DUST CONTROL

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

While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. The closest residence is located ±1,100 feet southeast of the proposed project site. Construction-phase pollutants would be reduced to a less than significant level by the above-noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None required.

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

Discussion:

- a/b According to the Napa County Environmental Resource Maps (based on the following layers - plants CNPS points & polygons, plant surveys, red-legged frog core area and critical habitat, vernal pools & vernal pool species, Spotted Owl Habitat – 1.5 mile buffer and known fish presence) no known candidate, sensitive, or special status species have been identified as occurring within the project boundaries. The project would not have a substantial adverse effect on any special status species or species of particular concern. There were no species or site conditions which would be considered essential for the support of a species with limited distribution or be considered a sensitive natural plant community. The potential for this project to have a significant impact on special status species is not very probable.
- c/d. There are no wetlands on the property or on neighboring properties that would be affected by this project. Therefore, project activities will not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites, because no sensitive natural communities have been identified on the property. Therefore, the project as proposed would have no impact on biological resources.
- e/f. This project would not interfere with any ordinances protecting biological resources. There are no Habitat Conservation Plans or other similar plans in effect for this area that would be affected by this project, therefore the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans.

Mitigation Measures: None required.

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

Discussion

- a-c According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no historical, archaeological, or paleontological resources, sites or unique geological features have been identified on the property. Based on the size of the proposed project and its location adjacent to an existing structure, there would be no impact on cultural resources. However, if resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval:

“7.2 ARCHAEOLOGICAL FINDING

“In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.”

- d. No information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during any 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 the standard condition of approval as noted above.

Mitigation Measures: None required

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 creating substantial risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) Expose people or structures to potential substantial adverse effects:
- i. There are no known faults on the project site as shown on the most recent Alquist-Priolo earthquake fault map. As such, the proposed facility would result in a less than significant impact with regard to rupturing a known fault.
 - ii. All areas of the Bay Area are subject to strong seismic ground shaking. The winery must comply with all the latest building standards and codes at the time of construction, including the California Building Code, which would reduce any potential impacts to a less than significant level.
 - iii. No subsurface conditions have been identified on the project site that would indicate a susceptibility to seismic-related ground failure or liquefaction. Napa County Environmental Resource Mapping (liquefaction layer) indicates that the entire property is subject to a low or very low tendency to liquefy.
 - iv. Napa County Environmental Resource Maps (landslide line, landslide polygon, and landslide geology layers) indicate the presence of a massive prehistoric landslide on the property. A geological/geotechnical evaluation of location constraints for the project was prepared by Condor Earth Technologies (December 20, 2016). A similar evaluation was prepared in 2007 during the siting of the existing winery and subsequently provided geotechnical engineering services for design and construction of the winery. The report states that the proposed building location is on natural ground below a fill slope consisting of slurried riprap, located southwest of the existing winery building and parking area and is suitable from a geotechnical and geohazards standpoint.
- b. Based on Napa County environmental resource mapping, the subject property includes soil classified as Sobrante Loam (5 to 30 percent slopes) and Sobrante Loam (30 to 50 percent slopes). The Sobrante Loam soil series is characterized by well drained soils on uplands, where permeability is moderate. Runoff from Sobrante Loam soils is generally medium to rapid with a moderate to high erosion hazard. The project

will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance, which addresses sediment, erosion control measures and dust control, reducing potential soil loss concern to a level of insignificance.

- c.-d. Bedrock underlies the surficial soils in the project area. Based on Napa County Environmental Sensitivity Mapping (liquefaction layer) the project site has a very low liquefaction predilection. The project location for the structure was determined to be superior to other areas of the property, where as noted above, there are many areas of unstable land. Construction of the facility must comply with all the latest building standards and codes at the time of construction, including the California Building Code, which would reduce any potential impacts to a less than significant level.
- e. The Napa County Department of Environmental Management has reviewed this application and recommends approval based on the submitted wastewater feasibility report and septic improvement plans, which were prepared by licensed professionals. Soils on the property have been determined to be adequate to support the process wastewater and septic improvements proposed here.

Mitigation Measure(s): None required.

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

Discussion

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012 a Draft CAP2 (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the proposed CAP. In addition to reducing Napa County's GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for the development of a local offset program. While the BOS acknowledged the plan's objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for the establishment of a cost-effective local offset program. The Board also requested that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present-day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016, the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: 2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016.³ This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or <http://www.countyofnapa.org/CAP/>. The final draft of CAP was released on June 5, 2017, for public review and Planning Commission consideration and recommendation to the Board of Supervisors.

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

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

In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria (Table 3-1 – Criteria Air Pollutants and Precursors & GHG Screening Level Sizes) and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents (CO₂e)]. This threshold of significance is appropriate for evaluating projects in Napa County.

During our ongoing planning effort, the County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). (Note: Pursuant to State CEQA Guidelines Section 15183, because this initial study assesses a project that is consistent with an adopted General Plan for which an environmental impact report (EIR) was prepared, it appropriately focuses on impacts which are "peculiar to the project," rather than the cumulative impacts previously assessed.)

For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing winery operations' have been discussed. GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide, methane, ozone, and the fluorocarbons, that contribute to climate change (a widely accepted theory/science explain human effects on the atmosphere). Carbon Dioxide (CO2) gas, the principal greenhouse gas (GHG) being emitted by human activities, and whose concentration in the atmosphere is most affected by human activity, also serves as the reference gas to compare other greenhouse gases. Agricultural sources of carbon emissions include forest clearing, land-use changes, biomass burning, and farm equipment and management activity emissions http://www.climatechange.ca.gov/glossary/letter_c.html). Equivalent Carbon Dioxide (CO2e) is the most commonly reported type of GHG emission and a way to get one number that approximates total emissions from all the different gasses that contribute to GHG (BAAMD CEQA Air Quality Guidelines, May 2012). In this case, carbon dioxide (CO2) is used as the reference atom/compound to obtain atmospheric carbon CO2 effects of GHG. Carbon stocks are converted to carbon dioxide equivalents (CO2e) by multiplying the carbon total by 44/12 (or 3.67), which is the ratio of the atomic mass of a carbon dioxide molecule to the atomic mass of a carbon atom (<http://www.nciasi2.org/COLE/index.html>).

One time "Construction Emissions" associated with the winery development project includes: i) the carbon stocks that are lost (or released) when existing vegetation is removed and soil is ripped in preparation for the new winery structure and associated infrastructure; and ii) emissions associated with the energy used to develop and prepare the project area and construct the winery, including construction equipment and worker vehicle trips (hereinafter referred to as Equipment Emissions). These emissions also include underground carbon stocks (or Soil carbon) associated with the existing vegetation that is proposed to be removed.

In addition to the one time Construction Emissions, "Operational Emissions" of the winery are also considered and include: i) any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project compared to a "no project" scenario (hereinafter referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the winery, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions). Operational Emissions from the proposed winery would be the primary source of emissions over the long-term when compared to one-time construction emissions. The proposed project has been evaluated against the BAAQMD thresholds Table 3-1 (Operational GHG Screening Level Sizes). A high quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as an office, barrel storage, and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses. The project will increase the floor area of the winery by 2,022 ft² and compared to the BAAQMD's GHG screening criteria of 121,000 ft² for general industrial and 9,000 ft² for high quality restaurant, the project was determined not to exceed the 1,100 MT of CO2e/year GHG threshold of significance established by the District, and further analysis (and quantification) of GHG emissions is not warranted.

Furthermore, the applicant has indicated that the project incorporates the following voluntary best management practices: preservation of developable open space in a conservation easement-preliminary discussions with Land Trust; solar hot water heating; energy conserving lighting; installed water efficient fixtures; have limited the amount of grading and tree removal; uses 70-80% cover crop; retains biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on site.

As indicated above the County is currently preparing a CAP and as the part of the first phase of development and preparation of the CAP has released Final Technical Memorandum #1 (2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016). Table 1 of the Technical Memorandum indicates that 2% of the County's GHG emissions in 2014 were a result of land use change.

The increase in emissions anticipated as a result of the project would be minor and the project is in compliance with the County's efforts to reduce emissions as described above. Accordingly, the project's impacts would be less than significant.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

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

- As noted above, the project will not involve the transportation of hazardous materials in quantities that would not result in the release of hazardous materials into the environment.
- There are no schools located within a one-quarter mile from the proposed project site.
- The proposed site is not on any known list of hazardous materials sites.
- The project site is not located within two miles of any public airport.
- The project site is not located within the vicinity of any private airports.
- The existing winery is located on an improved county road and the proposed project does not propose to alter the driveway access to the public road.
- According to the Napa County Environmental Resource Maps (Fire Hazard Severity), the project is located within the State Responsibility Area (Napa County SRA) and designated a moderate hazard area, and the project would possibly increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The project has been reviewed by the Napa County Fire Marshall who recommended approval of the project subject to applicable conditions related to fire sprinklers; maximum occupancy limitations; water storage with sufficient fire flow, fire pumps, fire service mains, fire hydrants, adequate access and access road, and defensible space (10' along roads and 100' around structures). Application of the conditions of approval presented by the fire will serve to reduce potential significant adverse fire impacts to an insignificant level.

Mitigation Measures: None required.

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

Discussion:

- a. The project is not expected to violate any water quality standards or waste discharge requirements nor substantially deplete local groundwater supplies. The project's development plans indicate the existing system is adequate and able to accommodate the increase in waste disposal from the increase in production, employees, and visitation. The applicant proposes the use of portable toilets during the three events per year that will include 100 or more persons. The Napa County Division of Environmental Health has reviewed the proposed domestic and process wastewater systems and recommends approval as conditioned. If the system is found to be inadequate, the system would be expanded into the existing reserve area and thus no significant adverse impact would result. Additionally, any earth disturbing activities would be subject to the County's Stormwater Ordinance which would include measures to prevent erosion, sediment, and waste materials from entering waterways both during and after any construction activities. Given the County's Best Management Practices, which comply with RWQCB requirements, the project does not have the potential to significantly impact water quality and discharge standards.
- b. In 2009 Napa County began a comprehensive study of its groundwater resources to meet identified action items in the County's 2008 General Plan update. The study, by Luhdorff and Scalmanini Consulting Engineers (LSCE), emphasized developing a sound understanding of groundwater conditions and implementing an expanded groundwater monitoring and data management program as a foundation for integrated water resources planning and dissemination of water resources information. The 2011 baseline study by LSCE, which included over 600 wells and data going back over 50 years, concluded that "the groundwater levels in Napa County are stable, except for portions of the MST district".

To better understand groundwater resources, on June 28, 2011, the Board of Supervisors approved the creation of a Groundwater Resources Advisory Committee (GRAC). The GRAC's purpose was to assist County staff and technical consultants with recommendations regarding groundwater, including data collection, monitoring, well pump test protocols, management objectives, and community support. The County retained Luhdorff and Scalmanini who completed a county-wide assessment of groundwater resources (Napa County Groundwater Conditions and Groundwater Monitoring Recommendations Report (Feb. 2011) and developed a groundwater monitoring program (Napa County Groundwater Monitoring Plan 2013 (Jan. 2013) and also completed a 2013 Updated Hydrogeologic Conceptualization and Characterization of Groundwater Conditions (Jan. 2013). The 2011 baseline study by LSCE, which included over 600 wells and data going back over 50 years, concluded that "the groundwater levels in Napa County are stable, except for portions of the MST district". Most wells elsewhere within the Napa Valley floor with a sufficient record indicate that groundwater levels are more affected by climatic conditions, are within historical levels, and seem to recover from dry periods during subsequent wet or normal periods. The LSCE Study also concluded that, on a regional scale, there appear to be no current groundwater quality issues except north of Calistoga (mostly naturally occurring boron and trace metals) and in the Carneros region (mostly salinity).

On January 14, 2014, Governor Jerry Brown declared a drought emergency in the state of California. That declaration was followed up on April 1, 2015, when the Governor directed the State Water Resources Control Board to implement mandatory water reductions in cities and town across California to reduce water usage by 25 percent. These water restrictions do not apply to agricultural users. However, on April 7, 2017, Governor Jerry Brown signed an executive order lifting California's drought emergency in all but four counties (Fresno, Kings, Tulare, and Tuolumne). The County of Napa had not adopted or implemented any additional mandatory water use restrictions. The County requires all Use Permit applicants to complete necessary water analyses in order to document that sufficient water supplies exist.

At the May 12, 2015 Board of Supervisors hearing, the Board heard and adopted an update to the Water Availability Analysis (WAA) policy. The WAA was first put in place in the early 1990's for any discretionary project that may utilize groundwater or will increase the intensity of groundwater use of any parcel through an existing, improved, or new water supply system (Napa County Groundwater Conservation Ordinance, Section 13.15.010). The WAA has been used since that time, with periodic revisions, as a tool for analyzing groundwater impacts resulting from discretionary projects such as wineries, new vineyards on slopes over 5%, restaurants, hotels and other discretionary uses located in the unincorporated area of the County that propose to use groundwater. Following the work of the Groundwater Advisory Committee (GRAC), policy direction from the Board of Supervisors, information provided by consultant reports and the County's experience over the last 20 plus years using the existing procedure, various changes to the WAA were adopted.

In general, recent studies have found that groundwater levels in the Napa Valley Floor exhibit stable long-term trends with a shallow depth to water. Historical trends in the Milliken-Sarco-Tuluca (MST) area, however, have shown increasing depths to groundwater, but recent stabilization in many locations. Groundwater availability, recharge, storage and yield is not consistent across the County. More is known about the resource where historical data have been collected. Less is known in areas with limited data or unknown geology. In order to fill existing data gaps and to provide a better understanding of groundwater resources in the County, the Napa County Groundwater Monitoring Plan recommended 18 Areas of Interest (AOIs) for additional groundwater level and water quality monitoring. Through the well owner and public outreach efforts of the (GRAC) approximately 40 new wells have been added to the monitoring program within these areas.

Minimum thresholds for water use have been established by the Department of Public Works using reports by the United States Geological Survey (USGS). These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold is assumed not to have a significant effect on groundwater levels. However, if a project is not located in the Napa Valley Floor or a groundwater deficient area, then due to the uncertainty of the geology and the increasingly fractured rock aquifer systems in the mountainous and non-Napa Valley areas, the water use criterion will be determined on a parcel specific basis. The WAA Guidelines thus requires the analysis to use the Tier 1 Criteria and then requires the preparation of a Tier 2 Well and Spring Evaluation. The Tier 2 well and spring interference criterion are presumptively met if there are no non-project wells within 500 feet of the existing well and no natural springs in use for domestic or agricultural use located within 1500 feet of the existing well sources.

The project is located on a ±114.72 acre parcel and is not located in the Napa Valley Floor or a groundwater deficient area. Water Availability Analysis was prepared (RSA, July 28, 2017) and submitted with the application utilizing the Napa County's *Water Availability Analysis (WAA) Guidance Document (Adopted May 12, 2015)*. The analysis concluded that a Groundwater Recharge Rate of 0.82 af/yr has been identified for the parcel. This yields an annual estimated recharge (Allowable Water Allotment) of 94.07 af/yr in average rainfall year, and in a dry year, the groundwater recharge rate is assumed to be 75% of the average year.

The analysis indicates that the existing total water demand is **10.78 af/yr**, specifically:

EXISTING WINERY WATER DEMAND	Acre-feet per year
Winery Processing –20,000 gallons approved	0.31
Employees (two full-time, one part-time)	0.04
Visitors (18)	0.01
Marketing Events, off-site catered (15visitors, 5 days/yr; 50 visitors 1day/yr)	0.004
Residence	0.50
Winery Landscaping	0.10

Vineyard (±19.64 ac) Irrigation	9.82
TOTAL	10.78

The analysis concluded that the projected water demand for the project is **10.87 af/yr**, specifically:

PROPOSED WINERY WATER DEMAND	Acre-feet per year
Winery Processing – 20,000 gallons	0.31
Employees (four full-time, two part-time)	0.09
Visitors (72)	0.03
Marketing Events (25 visitors, 10 days/yr; 150 visitors, 3 days/yr)	0.02
Residence	0.50
Winery Landscaping	0.10
Vineyard (± 19.64 acres) irrigation	9.82
TOTAL	10.87

The proposed water demand of 10.87 af/yr is less than the estimated annual recharge of 94.07af/yr in an average rainfall year and less than the estimated annual recharge rate of 70.55 af/yr in a dry year. Therefore, the proposed project will not significantly affect the groundwater recharge rate of the parcel.

The WAA included the Tier 2 Well and Spring Evaluation analysis and found that there are no wells located within 500 feet of the existing well utilized by the project winery and vineyards and there are no springs located in within 1500 feet. Therefore, based on the Tier 2 well and spring interference criteria being satisfied, the project will have a less than significant effect on groundwater.

- c/d. The project proposal will not alter any drainage patterns on-site or cause an increase in erosion on or off-site. The project would be required to incorporate an erosion control plan to manage onsite surface drainage and erosion of onsite soils during construction and winter months (October to April). By incorporating a Standard Measures erosion control plan, this project would have a less than significant impact on drainage and siltation.
- e. There are no existing or planned stormwater systems proposed that would be affected by this project.
- f. There is nothing included in this proposal that would otherwise substantially degrade water quality. As discussed in "a", above, the Division of Environmental Health has reviewed the sanitary wastewater proposal and has found the existing system adequate to meet the facility's septic needs as conditioned. Portable toilets will be used during large events (3 events with 150 guests). No information has been encountered that would indicate a substantial impact on water quality.
- g-i. According to the Napa County Environmental Resource Maps (based on the following layer: flood zones, dam levee inundation), the project site is not located within a 100-year flood hazard area, and would not impeded or redirect flood flows or expose structures or people to flooding. The project site is not located within a dam or levee failure inundation zone. The project does not include the development of housing.
- j. In coming years, higher global temperatures are expected to raise sea level by expanding ocean water, melting mountain glaciers and small ice caps, and causing portions of Greenland and the Antarctic ice sheets to melt. The Intergovernmental Panel on Climate Change estimates that the global average sea level will rise between 0.6 and 2 feet over the next century (IPCC, 2007). However, the project area is located ±1,040 feet above mean sea level and there is no known history of mud flow in the vicinity. The project will not subject people or structures to a significant risk of inundation from tsunami, seiche, or mudflow.

Mitigation Measures: None.

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

	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. The proposed project is located in an area dominated by agricultural, open space and rural residences. The proposed use and the improvements proposed here are in support of the ongoing agricultural use of the property, and this project will not divide an established community.
- b. The subject parcel is located in the AW zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. 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. The Ordinance includes a required 300-ft winery road setback, and the project includes a variance request to allow the proposed project structure's location ±118 feet from the road, due to the geological constraints on the property restricting safe locations for the construction of structures and to reduce concerns regarding public health and safety.

The 2008 Napa County General Plan ensures that every important land use decision will be scrutinized and assessed for its potential to affect the quality of life, the environment we live in, the ability to farm, process agricultural products, and get those products to market. The Agricultural Land Use Goal AG/LU-1 is to preserve existing agricultural land uses and plan for agriculture and related activities as the primary land use; and Land Use Goal AG/LU-3 is to support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan.

Agricultural Preservation and Land Use Policy AG/LU 1 of the 2008 General Plan states "agriculture and related activities are the primary land uses in Napa County" and Land Use Policy AG-LU-2 states that: "agriculture" is defined as the raising of crops, trees, and livestock; the production and processing of agricultural products; and the related marketing, sales, and other accessory uses..." The property's General Plan land use designation is AWOS, which allows "agriculture, processing of agricultural products, and single-family dwellings." The proposed use of the property to increase the existing winery's production capacity for the "fermenting and processing of grape juice into wine" (NCC §18.08.640), utilizing the existing grapes grown on the project parcel and other Napa County grapes owned by the applicant supports the continuation of agriculture as a dominant land use within the County. Further, the project supports the economic viability of agriculture consistent with the General Plan Economic Development Policy E-1, "The County's economic development will focus on ensuring the continued viability of agriculture in Napa County."

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

Mitigation Measures: None Required.

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

Discussion:

- a/b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report (*Mines and Mineral Deposits*, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on or near the project site. The Conservation and Open Space Elements of the Napa County General Plan does not indicate the presence of valuable or locally important mineral resources on the project site. Therefore, the project would not result in a loss of a mineral resource of any value.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<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 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 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 project will result in a temporary increase in noise levels during the grading activities associated with construction of the driveway improvements and building construction, although these activities will not occur in a densely populated area. Construction activities will be limited to daylight hours, occurring during the period of 7:00 am- 7:00 pm on weekdays, normal hours of human activity, using properly muffled vehicles. All construction activities shall be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16), reducing the potential adverse impact to a less than significant level. The standard noise condition of approval applied to use permits to address the construction noise is as follows:

"7.3 CONSTRUCTION NOISE

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

The standard condition also addresses noisy winery equipment which requires such machinery be enclosed or muffled and maintained so as not to create a noise disturbance and must comply with the County Code. Since the project proposes visitation and marketing events, potential noise from loud music is addressed by the following condition that prohibits the use of amplified sound systems or amplified music outdoors; however, the potential for an adverse noise impact is substantially reduced by the location of the winery in an area that is not densely populated.

4.10 AMPLIFIED MUSIC

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

c/d. Although there will be amounts of temporary noise generated during project noted project construction activities, construction that noise will cease. A substantial permanent, temporary, or periodic increase in ambient noise levels would not be expected. The anticipated level of noise to occur following the completion of construction would be from an increase in visitation and marketing event activities. The latest proposed marketing events are to cease by 7:00 pm, including clean-up. The closest residence is ±1,100 feet southwest of the project site, located on the slopes above, where there is a dense tree canopy. The standard conditions of approval as described under Section a and b above would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Enforcement of Napa County's Exterior Noise Ordinance is and will be provided the Napa County Sheriff address noise related issues including, but not limited to, prohibiting outdoor-amplified sounds and that mechanical equipment would be required to be kept indoors or

inside acoustical enclosures. Therefore, any potential noise impacts are reduced to a less than significant level.

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 Measures: None required.

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

Discussion

a. There are modest increases in overall employment by the winery by two full time and one part-time employees. The Association of Bay Area Governments' *Projections 2003* figures indicate that the total population of Napa County is projected to increase some 23% by the year 2030 (*Napa County Baseline Data Report*, November 30, 2005). Additionally, the County's *Baseline Data Report* indicates that total housing units currently programmed in county and municipal housing elements exceed ABAG growth projections by approximately 15%. The two and one half employee positions that are part of this project will most likely lead to some population growth in Napa County. However, relative to the County's projected low to moderate growth rate and overall adequate programmed housing supply, that population growth does not rise to a level of environmental significance. In addition, the project will be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs.

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

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

Mitigation Measures: None required.

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

Discussion

- a. Public services are currently provided to the project area, and as the winery has been in full operation, the additional demand placed on existing services would be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshall conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire Department and the Engineering Services Division have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees, property tax increases, and taxes from the sale of wine will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

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

Discussion

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

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and/or conflict with General Plan Policy CIR-16, which seeks to maintain an adequate Level of Service (LOS) at signalized and unsignalized intersections, or reduce the effectiveness of existing transit services or pedestrian/bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the Napa County Transportation and Planning Agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) 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) Conflict with General Plan Policy CIR-23, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a/b. Based on the Trip Generation Sheets prepared for the project, the existing number of total daily trip is 9.99 trips, and 3.8 trips at PM peak hours. For weekends, the total daily trips are 7.35 trips, and 4.2 trips during the PM peak hour. With the proposed project, the projected number of trips increase to 25.29 total daily trips and 9.61 PM peak hour trips. The project weekend total daily trips are projected to be 14.67 trips and 8.36 PM peak hour trips. No visitation is proposed during crush. Attendees to the larger event will travel by small buses to the event. Historically, the visitation is by groups in hired cars with private drivers. The project statement noted that one of the new full-time employees will not be on location regularly.

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

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

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

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

LOS D- High-density, but stable flow. Users experience severe restrictions in speed and freedom to maneuver, with poor levels of comfort and convenience.

LOS E- Operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.

LOS F- Forced or breakdown conditions. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Long queues can form behind these bottleneck points with queued traffic traveling in a stop-and-go fashion. (2000 Highway Capacity Manual, Transportation Research Board)

The project was reviewed the Department of Public Works who determined that the proposed increase in use in the proposed location will not result in any significant impacts, either project-specific or cumulative on traffic circulation in the vicinity. This determination was made based on the characteristics of the project: The project takes access from Sage Canyon Road (SR-128), a roadway designated a Rural Collector in the Napa County General Plan, and is not expected to reach an unacceptable Level of Service (LOS) under the buildout of that Plan. Further, the project as proposed is forecast to generate 12 additional Average Daily Trips (ADT) on weekdays. Weekend trip generation is estimated at seven additional ADT. The project may be considered to have a less-than-significant increase on this route due to these figures and the forecast Level of Service as noted.

c. This project will not result in the construction of structures or facilities tall enough or bright enough which would interfere with air traffic, therefore, the project would not result in any change to air traffic patterns.

d/e. Access to the site is by way of a private access road serving two additional residences; the remaining parcels are planted in vineyards. The Engineering Division has reviewed the project access and recommends approval subject to conditions to update the access driveway with improvements required by the 2016 County Road and Street Standards (Standards). An exception to the Standards has been requested for selective reduction in the width of the private access road and findings can be made that improvements proposed by the project provides the same overall practical effect as the Standards towards providing defensible space, and consideration towards life, safety and public welfare. The Napa County Fire Marshall has reviewed this application and has identified no significant impacts related to emergency vehicle access. Project impacts related to traffic hazards and emergency access are expected to be less than significant.

- f. There is currently sufficient parking for the existing residential use and winery provided on site. The previous project approval authorized ten parking spaces for the 20,000 gallon per year winery and the project proposes four additional spaces. These parking spaces would be sufficient to accommodate parking needs during normal business days for employees and visitors. The application indicates that during larger events, the guests will attend by way of small buses. The applicant has sufficient space to accommodate some additional parking throughout the remainder of the property. No parking will be permitted within the right-of-way of the private access road. The project will not conflict with General Plan Policy CIR-23 so as to cause potentially significant environmental impacts.
- g. There is no aspect of this project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

Mitigation Measures: None required.

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

Discussion:

a/b According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no historic sites or tribal resources have been identified on the property. Invitation for tribal consultation was completed pursuant to AB 52 and two responses were received. The Yoche Dehe Wintun Nation stated that the tribe is not aware of any known cultural resources near the project and a cultural monitor is not needed. The letter states that if any new information or cultural items are found, they request that their Cultural Resources Department be notified. The Middletown Rancheria, advised that they have no specific comments at this time, however, should any new information or evidence of human habitation be found as the project progresses, they request all work to cease and they be contacted immediately. No impact would occur.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of a new water or wastewater treatment facility or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. The wastewater disposal can be accommodated on-site in compliance with State and County regulations and since there is sufficient water on the site to support the system, the proposed project would not be expected to result in a significant impact to the environment. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact on the environment relative to wastewater discharge. Wastewater disposal will be accommodated on-site and in compliance with State and County regulations.
- b. The project will not require the construction of any new water treatment facilities that will result in a significant impact to the environment. Water will be provided by an existing well. Any expanded septic systems will be constructed on site, designed by a licensed engineer and will be reviewed and approved by the Division of Environmental Health.
- c. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which will cause a significant impact on the environment.
- d. The project has sufficient water supplies to serve projected needs. The projected water use for the project is 10.87 af/yr. Based on Water Availability Analysis was prepared for the project, the annual estimated recharge (Allowable Water Allotment) is 94.07 af/yr, in average rainfall year, and in a dry year, the groundwater recharge rate is assumed to be 75% of the average year. Therefore, the estimated water demand of 10.87 af/yr is below the threshold established for the parcel. No further analysis is required.
- 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 demands of the project. No significant impact will occur from the disposal of solid waste generated by the project.
- g. The project will comply with federal, state, and local statutes and regulations related to solid waste.

Mitigation Measures: None required.

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

projects)?

- | | 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- a. The project as proposed will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential air quality, greenhouse gas emissions, and traffic impacts are discussed in the respective sections above. The project would increase the demands for public services to a limited extent, increase traffic and air pollution, all of which contribute to cumulative effects when future development in Napa Valley is considered. Cumulative impacts of these issues are discussed in previous sections of this Initial Study, wherein the impact from an increase in air pollution is being addressed as discussed in the project's Greenhouse Gas Voluntary Best Management Practices including but not limited to voluntary best management practices: preservation of developable open space in a conservation easement-preliminary discussions with Land Trust; solar hot water heating; energy conserving lighting; installed water efficient fixtures; have limited the amount of grading and tree removal; uses 70-80% cover crop; retains biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on site. Vehicle trips associated with the proposed winery would increase compared to the existing condition and would contribute to existing and projected, unacceptable weekday evening and weekend midday peak hour levels of service on major roads in Napa County. A limit on the scheduling of visitors and events during peak travel times has been incorporated into the project to reduce impacts on peak travel times. The proposed project's near-term and cumulative contribution to those unacceptable levels of service would be less than one percent and would fall below County thresholds of significance.
- c. This project would not have any environmental effects that would cause substantial adverse effects on human beings. All environmental effects from this project have been mitigated to a level of insignificance. No other environmental effects have been identified that would cause, either directly or indirectly, adverse effects on human beings.

Mitigation Measures: None required.