

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT, AND PLANNING DEPARTMENT
1195 3rd Street, Suite 210
Napa, Calif. 94559
(707) 253-4417

Notice of Intent to Adopt a Mitigated Negative Declaration

1. **Project Title:** Marciano Winery Use Permit Application № P08-00423-UP
2. **Property Owner:** Napa Vineland Properties LLC (Maurice Marciano), 144 South Beverly Drive, Suite 600, Beverly Hills, Calif., 90212
3. **Contact person and phone number:** Christopher M. Cahill, Project Planner, 707.253.4847, ccahill@co.napa.ca.us
4. **Project location and APN:** The project is located on a 55 ½ acre parcel located on the south side of Sulphur Springs Avenue, approximately 1 mile southwest of its intersection with St. Helena Highway (State Route 29 or Main Street in the City of St. Helena) within the AW (Agricultural Watershed) zoning district. APN: 027-020-061. 2233 Sulphur Springs Avenue, St. Helena, Calif., 94574
5. **Project Sponsor's Name and Address:** John Taft, Backen & Gillam Architects, 2352 Marinship Way, Sausalito, Calif., 94965, 415.289.3860, johntaft@bgarch.com
6. **Hazardous Waste Sites:** This project site is not on any of the lists of hazardous waste sites enumerated under Government Code §65962.5.
7. **Project Description:** Use Permit to establish a new 20,000 gallon per year winery with:
 - a 2,795 sq. ft. single-story barrel storage building;
 - a 7,314 sq. ft. two-story production, office, catering kitchen, and hospitality building;
 - a 566 square foot mechanical building with adjoining mechanical yard;
 - two full-time and two part-time employees;
 - nine parking spaces;
 - by-appointment tours and tastings with a maximum of 15 visitors per day and 75 per week;
 - a marketing plan with six 50-person marketing events, one 75-person release event, and participation in Auction Napa Valley;
 - improvement of an existing unpaved vineyard lane to winery road standards;
 - new domestic and process wastewater treatment systems with subsurface disposal; and
 - two new water tanks on an existing upslope gravel pad.

NOTE TO REVIEWERS: This document is also reviewing future ministerial actions under §15022 & §15268 of the State CEQA Guidelines as foreseeable projects, including all work associated with the construction of the proposed improvements and the ongoing operation of the winery facility as limited by the terms of any adopted use permit. Building permit application(s) for work associated with this project have not been submitted as of the date of this document.

PRELIMINARY DETERMINATION:

The Director of Conservation, Development, and Planning has tentatively determined that the following project would not have a significant effect on the environment as mitigated herein and Napa County intends to adopt a **mitigated negative declaration**. Documentation supporting this determination is contained in the attached Initial Study Checklist and is available for inspection at the Napa County Conservation, Development, and Planning Department Office, 1195

Third St., Suite 210, Napa, California 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (except holidays).

October 15, 2009

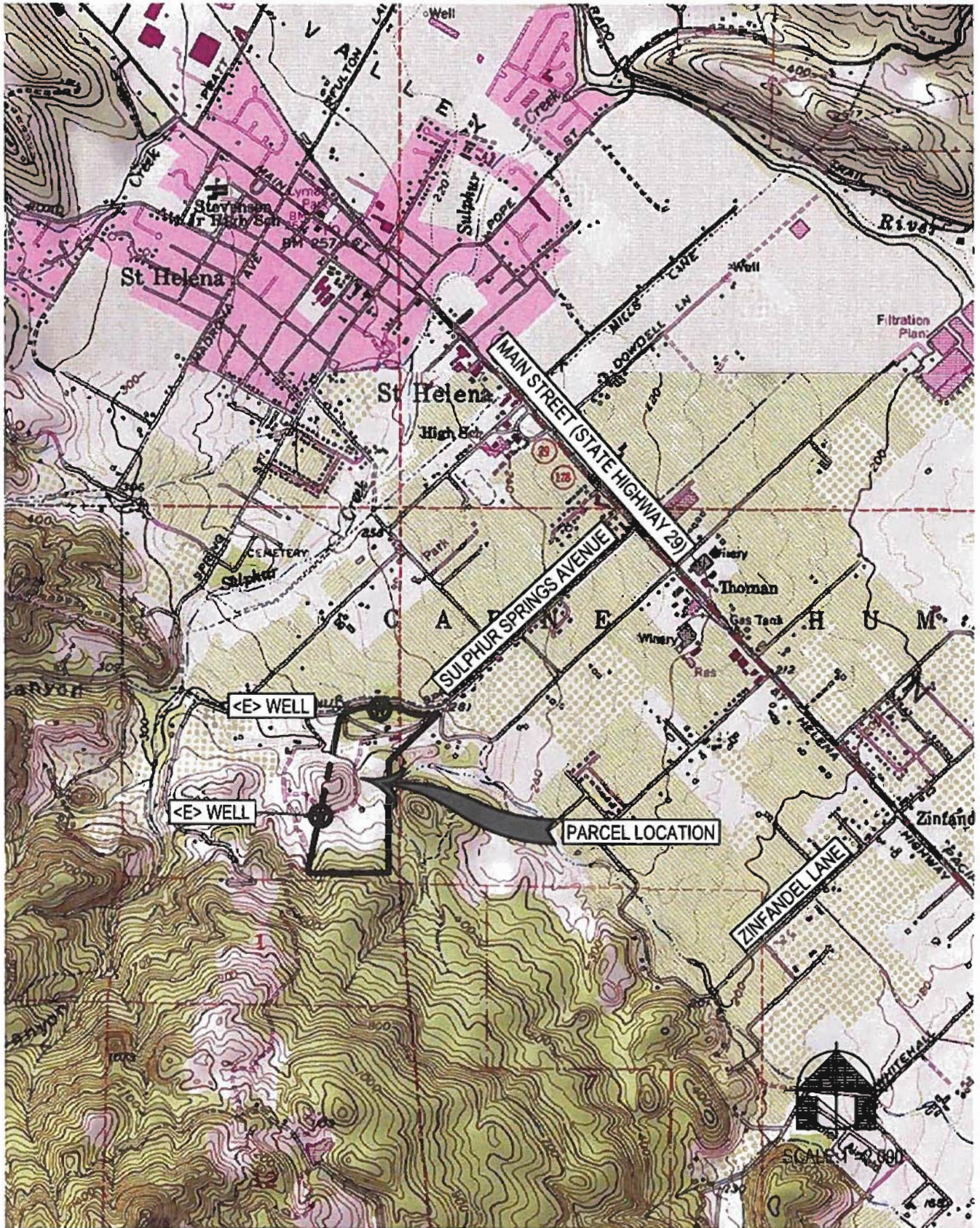
DATE:



BY: Christopher M. Cahill

WRITTEN COMMENT PERIOD: October 16, 2009 through November 17, 2009

Please send written comments to the attention of Chris Cahill at 1195 Third St., Suite 210, Napa, Calif. 94559, or via e-mail to ccahill@co.napa.ca.us. A public hearing on this project is tentatively scheduled for the Napa County Conservation, Development, and Planning Commission at 9:00 AM or later on Wednesday, November 18, 2009. You may confirm the date and time of this hearing by calling (707) 253.4417.



AREA MAP SEPTIC FEASIBILITY

DELTA CONSULTING & ENGINEERING OF ST. HELENA 1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574 707-963-8456 + 707-963-8528 FAX		SHEET 1 OF 2		
DATE:	6/19/08		JOB #	G-155
SCALE:	1"=2,000'		APN:	027-020-061

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT, AND PLANNING DEPARTMENT
1195 3rd Street, Suite 210
Napa, Calif. 94559
(707) 253-4417

Initial Study Checklist

1. **Project Title**
Marciano Winery Use Permit Application № P08-00423-UP
2. **Property Owner**
Napa Vineland Properties LLC (Maurice Marciano), 144 South Beverly Drive, Suite 600, Beverly Hills, Calif., 90212
3. **Contact person and phone number**
Christopher M. Cahill, Project Planner, 707.253.4847, ccahill@co.napa.ca.us
4. **Project location and APN**
The project is located on a 55 ½ acre parcel located on the south side of Sulphur Springs Avenue, approximately 1 mile southwest of its intersection with St. Helena Highway (State Route 29 or Main Street in the City of St. Helena) within the AW (Agricultural Watershed) zoning district. APN: 027-020-061. 2233 Sulphur Springs Avenue, St. Helena, Calif., 94574
5. **Project Sponsor's Name and Address**
John Taft, Backen & Gillam Architects, 2352 Marinship Way, Sausalito, Calif., 94965, 415.289.3860, john.taft@bgarch.com
6. **General Plan Land Use Designation**
AWOS (Agriculture, Watershed, and Open Space)
7. **Current Zoning**
AW (Agricultural Watershed)
8. **Project Description**
Use Permit to establish a new 20,000 gallon per year winery with:
 - a 2,795 sq. ft. single-story barrel storage building;
 - a 7,314 sq. ft. two-story production, office, catering kitchen, and hospitality building;
 - a 566 square foot mechanical building with adjoining mechanical yard;
 - two full-time and two part-time employees;
 - nine parking spaces;
 - by-appointment tours and tastings with a maximum of 15 visitors per day and 75 per week;
 - a marketing plan with six 50-person marketing events, one 75-person release event, and participation in Auction Napa Valley;
 - improvement of an existing unpaved vineyard lane to winery road standards;
 - new domestic and process wastewater treatment systems with subsurface disposal; and
 - two new water tanks on an existing upslope gravel pad.

9. Environmental Setting and Surrounding Land Uses:

The project is located on a 55 ½ acre parcel located on the south side of Sulphur Springs Avenue, approximately one mile southwest of its intersection with State Highway 29, and directly adjacent to and south of the City of St. Helena. The property is currently developed with a single family residence, a large dormitory building, a number of residential accessory structures, and some 8 acres of recently re-planted vineyard. According to the applicant's representatives, up to fifteen acres of vineyard may ultimately be proposed. While the project is slated for an undeveloped portion of the property, existing structures elsewhere on the parcel are known to be historically significant; including the nineteenth century Bourn House, a dormitory and other buildings once used by the Christian Brothers, and the grounds and outbuildings of the Madroño estate. The proposed winery is to be located more than 800 feet southwest of the historic structures, on a forested knoll adjacent to a large existing vineyard.

Based on Napa County environmental resource mapping and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the diverse terrain of the 55 ½ acre subject parcel includes soils classified as Bale Loam (0 to 2 percent slopes), Kidd Loam (15 to 30 percent slopes), Forward Gravelly Loam (30 to 75 percent slopes), Maxwell Clay (2 to 9 percent slopes), Henneke Gravelly Loam (30 to 75 percent slopes), and Aiken Loam (30 to 50 percent slopes). The Bale series is characterized by somewhat poorly drained soils on alluvial fans, flood plains, and low terraces where permeability is moderate. Kidd soils are identified as well drained very stony loams and loams on uplands where permeability is moderate and runoff is medium. The Forward and Aiken complexes are characterized by gently sloping to steep well drained gravelly loams and loams on uplands, with soils weathered from basic and igneous bedrock. Permeability in Forward and Aiken soils ranges from moderately slow to moderately rapid and runoff is universally rapid. Maxwell clay soils consist of somewhat poorly drained serpentinitic soils on old alluvial fans and basin rims where runoff is slow and; though the topic is somewhat debated in viticultural circles (most of the Maxwell soils on the subject parcel are actually planted to vineyard), the Soil Survey identifies Maxwell Clay soils as being "low in fertility." Henneke Gravelly Loams are another soil type weathered from serpentinitic parent material comprised of excessively drained soils on uplands where runoff is rapid to very rapid. Henneke soils are described as having very low fertility. Erosion hazards amongst the many soil types identified on the Marciano property range from slight to very high, with the risk of erosion generally increasing in tandem with the inclination of the site. Native vegetation in the project vicinity would have included an extremely diverse mix of annual grasslands with scattered oaks; thick stands of conifers; areas of brushy shrubs; chaparrals dominated by scrub oak, pine, and manzanita; and mixed oak/bay/madrone/redwood forests. The subject property has a history of active agricultural use dating back as far as the 1870s. The County's 1940 aerial photos show portions of the property under orchard and other areas given over to wheat or alfalfa. As of 1940, the remainder of the property appears to have been a mix of residential areas, gardens, pastureland, and forest.

As noted above, the property was at one time part of the Bourn Estate. William and Sarah Bourn, who made their fortune operating the Empire Mine in Grass Valley, California's largest and richest hard-rock gold mine (it is estimated that some 362,500 lbs of gold were extracted from the Empire during its more-than 100 year history). The Bourns bought the subject property, which they named Madroño, as part of a larger 140 acre holding in 1872. Following the death of William in 1874, the Madroño estate passed to Sarah, who planted a vineyard and made other improvements, and their son William II, who later made a name for himself by founding Pacific Gas and Electric Corporation (then the San Francisco Gas Company) and the Peninsula's Crystal Springs water system. William Bourn II was also responsible for the construction of Greystone Winery (now the Culinary Institute of America). During the 1950's, the Madroño estate, along with the Greystone Winery, was purchased by the Christian Brothers order of Catholic brothers. In 1961, the Christian Brothers applied for and received a use permit (№ 44-61) to convert the Bourn Estate into a retreat center. They subsequently constructed a multi-room dormitory and a gymnasium (approved via use permit modification № U-17677). The estate was owned and

operated by the Christian Brothers until the early 1990's when, following a brief flirtation with a sale to the Diocese of Santa Rosa to create a "psychiatric rehabilitation facility" for troubled priests, the property passed into private hands.

The subject parcel is bounded on its northern edge by Sulphur Springs Avenue. Sulphur Springs is a minor two lane road which originates at State Highway 29 (called Main Street as it runs through the City of St. Helena) and dead ends less than a half mile past, or to the west of, the property. According to County mapping, the Sulphur Springs right-of-way is located within the City of St. Helena, making the city limit coterminous with the subject parcel's northern property line. Topographically, the site is flat along the Sulphur Springs Avenue frontage, from there it rises to two twin knolls located just south of the Madroño estate buildings. Behind the twin knolls is a bowl valley largely planted to grapes, and behind that is a heavily forested and steeply sloping hillside which runs up to the rear property line.

Land uses in the vicinity of the project are a mix of relatively small (by the standards of the unincorporated floor of the Napa Valley) vineyard parcels, medium to low density residential uses, and a large expanse of forested upland open space. Other wineries located within ½ mile of the project area include Edge Hill Estate Winery (2585 Sulphur Springs Avenue, 24,000 gallons/year, tours and tasting by appointment) and Jaeger Family Vineyards (2125 Inglewood Avenue, 13,200 gallons per year, tours and tasting by appointment). Zoning in the area is generally AW (Agricultural Watershed) to the south and west and AP (Agricultural Preserve) to the east, and, as previously noted, the area north of the subject parcel is within the City of St. Helena.

10. **Other agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement).
N/A

Responsible (R) and Trustee (T) Agencies:

N/A

Other Agencies Contacted:


City of St. Helena, Department of Alcoholic Beverage Control, Department of Fish and Game, Federal Taxation Trade Bureau, State Historic Preservation Office

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions developed in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the Napa County Baseline Data Report, specific documents referenced herein, other sources of information included or referenced in the record file, comments received, conversations with knowledgeable individuals, the preparer's personal knowledge of the area, and visits to the site and surrounding areas. For further information, please see the permanent record file on this project, available for review at the offices of the Napa County Department of Conservation, Development, and Planning, 1195 Third Street, Napa, Calif.

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.


BY: Christopher M. Cahill
Project Planner
Napa County Conservation, Development, & Planning

October 15, 2009

Date

Environmental Checklist Form

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

Discussion:

a.-c. Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken-in. As generally described in the **Environmental Setting and Surrounding Land Uses** section, above, the Sulphur Springs area is defined by a mix of vineyard and residential uses set against a background of undeveloped hills. The new winery proposed here will be all but invisible from off-site, as it is located within the small bowl valley which occupies the center of the property. Even if the facility were to be readily visible from off site, the extremely attractive and location-appropriate stone clad architecture of the proposed buildings would hardly be a negative addition to the existing landscape. Seen as a whole, nothing in this project will substantially alter a scenic vista or substantially degrade the existing visual character of the site or its immediate surroundings. The project is not in, nor is it near, any state scenic highway. Impacts related to scenic resources will be less than significant.

d. Pursuant to standard Napa County conditions of approval for wineries, outdoor lighting will be required to be shielded and directed downwards with only low level lighting allowed in parking areas. The standard winery condition of approval relating to lighting states that;

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

With standard conditions of approval, this project will not create a substantial new source of light or glare.

Mitigation Measures: No mitigation measures are required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

II. AGRICULTURE RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- Based on a review of Napa County environmental resource mapping (*Department of Conservation Farmlands, 2008* layer), portions of the subject parcel are identified as "prime" or "unique" farmland. While some limited vine removal (likely less than 1/10 acre) may be necessary to allow widening of the winery driveway and other improvements, any impact on the site's existing agricultural infrastructure is likely to be minimal. The new winery buildings themselves are proposed to be located on a pine-covered knoll which is mapped as "other land," not a special status farmland category. Finally, and most significantly, General Plan Agricultural Preservation and Land Use policies Ag/LU-2 and Ag/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. As a result, this application will not result in the conversion of special status farmland to a non-agricultural use.
- As discussed at "a.," above, the proposed winery is consistent with the parcel's AW agricultural zoning. The parcel is not subject to a Williamson Act contract.
- As discussed at items "a." and "b.," above, the winery and winery accessory uses proposed in this application are defined as agricultural by the Napa County General Plan and are allowed under the parcel's AW (Agricultural Watershed) zoning. Neither this project, nor any foreseeable consequence thereof, would result in changes to the existing environment which would result in the conversion of special status farmland to a non-agricultural use.

Mitigation Measures: No mitigation measures are required.

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

Discussion:

- a. The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan. Wineries as proposed here are not producers of air pollution in volumes substantial enough to result in an air quality plan conflict. The project site lies within the Napa Valley, which forms one of the climatologically distinct sub-regions (Napa County Sub region) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the Valley create a relatively high potential for air pollution. Over the long term, emissions resulting from the proposed project would consist primarily of mobile sources including production-related deliveries and visitor and employee vehicles traveling to and from the winery. The *Bay Area Air Quality Management Plan* states that projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and do not require further study (*BAAQMD CEQA Guidelines*, p. 24). The use permit proposed here includes 2 full-time employees, 2 part-time employees, 15 busiest-day tours and tasting visitors, and potentially 4 busiest day production truck pickups/deliveries; meaning that this project should account for 14 maximum daily trips on a day with no marketing events (this assumes 1 occupant per car for employees and 2.6 occupants per car for visitors). The resulting total of 43 project-related trips is well below the established threshold of significance. (It's worth noting here that this analysis assumes a condition of approval, standard in cases like this, that two marketing events may not occur on the same day. If such a condition isn't adopted, marketing visitor trip generation could rise to 48 trips, for a total of 62 additional project-related trips)
- b. Please see "a.", above. There are no projected or existing air quality violations in the area to which this proposal would contribute. The project would not result in any violations of applicable air quality standards.
- c. In 2006, the State Legislature enacted Assembly Bill 32, requiring the California Air Resources Board (CARB) to design measures and regulations to reduce greenhouse gas emissions statewide to 1990 levels by the year 2020. The measures and regulations to meet the 2020 target are to be put in effect by 2012, and the CARB rulemaking process

is ongoing. For purposes of this analysis, CARB greenhouse gas regulations are treated as a relevant State ambient air quality standard.

Overall increases in greenhouse gas emissions in Napa County were assessed in the Environmental Impact Report prepared for the Napa County General Plan Update and certified in June 2008. Despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan, impacts from greenhouse gas emissions were found to be significant and unavoidable.

The construction and operation of the Marciano Winery would almost certainly contribute to overall increases in greenhouse gas emissions. Emissions would be generated by traffic to and from the site, energy use associated with buildings, and by small engines and other equipment used to maintain and operate the winery. In addition, the project would slightly decrease baseline carbon sequestration via the removal of perhaps 1/10 acre of vines. However, on the whole, project-specific increases in greenhouse gas emissions are expected to be modest. The project would result in a maximum of 14 new trips on a typical day (please see analysis at "a," above). Fourteen trips is a relatively limited number, and the increasingly stringent Title 24 energy conservation requirements imposed as part of the building permit process will serve to minimize building-related emissions such as those generated by climate control, material off-gassing, and the like.

Neither the State nor the County has adopted explicit thresholds of significance for greenhouse gas emissions. While some might argue that any new greenhouse gas emission could be significant under CEQA, pending amendments to State CEQA Guidelines suggest that agencies may also consider the extent to which a project complies with requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Napa County is currently developing an emission reduction plan, and in the interim the County has asked that project applicants consider methods to reduce greenhouse gas emissions and to incorporate permanent and verifiable emission offsets, consistent with General Plan Policy CON-65(e). The current project incorporates greenhouse gas reduction methods and offsets including permeable paving, thermal massing, a "cool" roof, use of recycled water, fly ash/slag concrete, certified wood, and low VOC paint.

In light of the above-mentioned efforts, the relatively modest increase in emissions expected to result from the present project is considered less than significant. Additionally, consistent with State CEQA standards, (see CEQA Guidelines §15183) because the project is consistent with an adopted General Plan for which an EIR was prepared, it appropriately focuses on impacts which are "peculiar to the project," rather than cumulative impacts which were previously assessed by the General Plan EIR. The proposed project would not result in a cumulatively significant net increase in any criteria pollutant for which the project region is in non-attainment under any relevant ambient air quality standard.

- d.-e. Earthmoving and construction activities required for project construction may cause odors and a temporary degradation in air quality from dust and heavy equipment air emissions during the construction phase. While construction on the site will generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified in Napa County standard condition of approval relating to dust;

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

The area surrounding the subject property is largely given over to open space and agriculture, with only one off-site residence located within 1,000 feet of the proposed winery complex. The project will not create pollutant concentrations or objectionable odors affecting a substantial number of people.

Mitigation Measure(s): No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. Napa County Environmental Resource Maps (*Red-legged Frog, Vernal Pools, CNDDDB, Plant Surveys, and CNPS layers*) identify a number of potential candidate, sensitive, and/or special status species on the property. In response to this known sensitivity, the Planning Division required an updated biological resources survey, which was completed by Kjeldsen Biological Consulting in Spring 2009 and submitted on July 14, 2009 (Kjeldsen Biological Consulting, *Biological Resource Survey (for) Marciano Winery, Spring 2009*). The survey, which is based on available resource mapping and a full Spring floristic survey including December 17, 2008; March 18, 2009; April 21, 2009; May 15, 2009; and June 9, 2009 site reconnaissances, finds no evidence of the presence of any of the

special status species listed by the California Native Plant Society, the California Department of Fish and Game, or the US Fish and Wildlife Service in the project area. The submitted survey describes the project area as follows;

The winery site consists of an east facing slope with a Doug-Fir forest that has had the understory cleared for fire prevention and invasive species control. Supporting water storage is proposed on an existing gravel pad, and a site adjacent to the winery site (an alternative water storage tank site along the west side of the property was also included within the study footprint.)

As indicated above, the immediate (proposed) winery area is characterized by a thick stand of Douglas Fir with virtually no understory of any kind. According to the submitted biological survey, the undergrowth on what we will call the winery knoll was removed, "primarily (for) invasive French Broom eradication." We have no reason to question that assertion, and no way to establish, after the fact, whether or not special status understory species may have existed in the area. As a result, the denuded understory will be treated as our baseline condition for purposes of this CEQA analysis.

According to the submitted survey, the winery area, access road, and upslope gravel tank pad are not presently home to and would not support any special status plants or animals, nor do they include habitat or "vegetation associates" that might indicate an environment amenable to their future habitation. The survey does, however, describe the following known biological sensitivities:

Calistoga Ceanothus, Ceanothus divergens, is present on the property near the proposed water storage tank site, Plate V (of the biological study, also attached herein) shows the location and site plan. There will be no impact to Calistoga Ceanothus populations as part of the project. A CHDDB Field Form has been submitted to DFG for this species. (However,) equipment movement and site clearing must be limited to the project footprint. Erosion control measures during construction must be implemented and construction fencing installed around the population of Ceanothus divergens to prevent any equipment movement into this area.

There are two known locations of Northern Spotted Owls, one 1.6 miles to the southwest and one 1.8 miles to the northwest. There will be no impact to these known locations by the proposed project. (However) it is recommended that a qualified biologist perform a raptor and nest search if trees are to be removed between February 1 and July 31.

Potential impacts to special status species are, therefore, limited to Spotted Owls or other raptors which may nest on or near the winery knoll in the future and an incidence of Calistoga Ceanothus which is near, but not directly adjacent to, the upslope tank site. While submitted plans initially located a potential water tank site nearer to the Ceanothus, that portion of the project has been redesigned to minimize the potential for construction-related impacts. Mitigation measures as recommended in the Kjeldsen biological resource assessment are incorporated below and, as mitigated, project impacts on candidate, sensitive, or special status species are expected to be less than significant.

- b.-c. As discussed above, a biological survey was completed by Kjeldsen Biological consulting in Spring 2009. According to the submitted study, no Department of Fish and Game sensitive habitat types are associated with the project site. There are no wetlands, streams, creeks, or other protected waters in the winery area. While the winery access road is proposed to be widened in the vicinity of a watercourse (identified as a drainage ditch in submitted plans and located on the northern ½ of the property), the road is to be widened away from the daylight stream and no work within its banks is foreseeable (or approved as part of this project). Impacts on federally protected wetlands, riparian habitats, and other sensitive natural communities are expected to be less than significant.

- d. As analyzed at "a." and "b.-c.", above, no special status species, riparian habitats, sensitive natural communities, or federally protected wetlands will be significantly impacted by this project. According to the submitted biological study, no raptor nests were observed on the site. A requirement for a raptor survey has been instituted as a result of our analysis at "a." The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species, their corridors, or their nursery sites. The development is not near any known quality habitat, nursery sites, or corridors.
- e. This project will not necessitate the removal of any protected trees. While 16 Douglas Firs, ranging in size between 14" and 30" dbh, are proposed to be removed, because the project is not subject to any local policies or ordinances addressing tree preservation (other than oak trees, and this project proposes no oak removals) the project will not conflict with any local policies or ordinances protecting biological resources.
- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans applicable to the subject project site.

Mitigation Measure(s):

1. Equipment movement and site clearing shall be limited to the project footprint as described in the submitted biological survey and, prior to the initiation of any work, construction fencing shall be installed around the population of *Ceanothus divergens* to prevent any equipment movement into the area. A fencing plan shall be submitted for the review and approval of the Planning Division prior to the issuance of a building permit.
2. The applicant/owner shall implement the following elements to avoid disturbing raptor nests as follows:
 - For earth disturbing activities occurring during the breeding season (February 1 through July 31), a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat for birds within 500 feet of earthmoving activities and related project construction activities.
 - If active nests are found during preconstruction surveys, a 500-foot no-disturbance buffer will be created around active raptor nests during the breeding season or until it is determined that all young have fledged. A 250-foot buffer zone shall be created around the nests of other special-status birds. If non-special status active bird nests are present, the nests shall be left undisturbed. These buffer zones are consistent with California Department of Fish and Game (CDFG) avoidance guidelines; however, they may be modified in coordination with CDFG based on existing conditions at the project site.
 - If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required.
 - If earth-disturbing activities are delayed or suspended for more than one month after the preconstruction survey, the areas within 500 feet of earthmoving activities shall be resurveyed.

Method of Mitigation Monitoring:

Mitigation Measures № 1 & 2 requires the permittee to submit a fencing plan and raptor survey prior to the issuance of a building permit if, at least in the case of the raptor study, the work is to occur during certain pre-defined portions of the year. If the mitigation measures are not complied with, the County will not issue a building permit for the project.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a. According to Napa County Environmental Resource Mapping (*historic sites* layer), the "Mrs. WB Bourn House / Madrona / Christian Brothers Retreat House" is located on the lower portion of the subject parcel, near Sulphur Springs Avenue, and at least 500 feet from the project area. The Bourn House and associated structures are currently in residential use and no winery activity, nor any other change, is proposed for them as a component of this application. The submitted cultural resources survey (Barrow, Eileen and Origer, Thomas, *A Cultural Resources Survey for Marciano Winery, 2233 Sulphur Springs Avenue, St. Helena, Napa County, California, December 22, 2008*) indicates that there are "no buildings or structures in the project area" and that no impacts to historical resources are foreseeable. Neither this project, nor any foreseeable resulting ministerial activity, will cause a substantial adverse change in the significance of a historic resource.

b. According to Napa County Environmental Resource Mapping (*archaeology surveys, archeology sites, archeologically sensitive areas, and archeology flags* layers), portions of the subject property are located in a mapped archeologically sensitive area. In order to develop a more detailed and site-specific picture of this known archeological sensitivity, the Planning Division requested that the applicant submit a professional archeological analysis. The applicant contracted with Tom Origer & Associates of Rohnert Park, who submitted the above-referenced December 22, 2008 cultural resources report. The Origer report does not identify any significant archeological resources in the project area. According Barrow and Origer;

Three obsidian flakes from the Napa Valley source were found in the area proposed for the winery. The flakes do not constitute a site because they were too widely dispersed. No other prehistoric or historic-period archeological sites were found within the study area. The presence of the obsidian flakes does indicate that the general area was visited by prehistoric occupants of the region, and that the potential exists that more archeological specimens could be buried. ...They are (however) interpreted to represent "background scatter" associated with nearby sites. Because no cultural sites were found within the study area no resource-specific recommendations are necessary.

As analyzed in the project cultural resources survey, this project is unlikely to cause a substantial adverse change in the significance of any known archeological resource. Standard County conditions of approval, including the requirement that;

...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 Conservation, Development, and Planning 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;

will result in a less than significant potential for impacts to archeological resources.

- c. No unique paleontological or geological features are known to be located on or in the vicinity of the project site. As a result, neither this project nor any foreseeable resulting ministerial activity will cause a substantial adverse change in the significance of a paleontological or geological resource.
- d. No formal cemeteries are known to exist within the project area and no significant evidence of historic and/or prehistoric Native American settlement was found in the project area. Public Resources Code §5097.98, Health and Safety Code §7050.5, and CEQA §15064.5(e) detail the procedures to follow in case of the accidental discovery of human remains, including requirements that work be stopped in the area, that the County Coroner be notified, and that the most likely descendants be identified and notified via the Native American Heritage Commission. Based on the submitted cultural resources survey, any chance that the project might disturb human remains is less than significant.

Mitigation Measure(s): No mitigation measures are 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-8 of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

ai.-aii. According to Napa County Environmental Resource Mapping (*Alquist-Priolo fault, faults, West Napa Fault, and West Napa anno* layers), the subject property is potentially located in the vicinity of an active fault. As a result, the Planning Division requested that the applicant submit a geotechnical analysis. The applicant contracted with Miller Pacific Engineering Group of Novato, who submitted a May 6, 2009 summary letter entitled *Preliminary Fault Trench Conclusions, Marciano Winery, 2233 Sulphur Springs Avenue, St. Helena, California* and a final report entitled *Report of Fault Trench Investigation, Marciano Winery, 2233 Sulphur Springs Avenue, St. Helena, California, July 15, 2009*. The submitted summary letter, which was drafted by Michael J. Dwyer (California Engineering Geologist № 782) and Michael Morisoli (California Geotechnical Engineer № 2541), includes the following:

(w)e have completed the field work for our fault trenching investigation at (the) proposed winery... Excavation occurred on April 24, 2009, logging of the trench occurred between April 27 and April 30, 2009, and backfill was completed on May 1, 2009. Independent peer review of the fault trench was not required based on our discussions with Chris Cahill of Napa County Public Works (sic).

Subsurface conditions exposed in the trench included variable layers of soils above Sonoma Volcanic bedrock. The Sonoma Volcanics unit is faulted... however, the displacement does not extend into the soil layers immediately above that were preliminarily dated at around 100,000 years old. Since the fault doesn't displace the soil layers above the bedrock, the fault (splay) is not considered "Holocene" active. Thus, it does not present a fault rupture hazard to the proposed buildings.

The final *Report of Fault Trench Investigation* provides additional detail as follows;

(t)he termination of the fault splays against this older fault unit indicate(s that) the most recent fault activity was over 77,000 years ago. As defined (by) the Alquist-Priolo Earthquake Fault Zoning Act, an "active" fault must have undergone displacement within 11,000 years or less, so the observed splays are deemed inactive. Other than the described fault splays, no other evidence of fault shearing, warping, or tectonic deformation was encountered in the fault trench.

(b)ased on the above discussions... active faulting does not project beneath or within 50 feet of the presently proposed winery building footprints... The "fault splay" that was encountered in our trench is probably not the "main" trace of the West Napa Fault, which may be located either east or west of our exploratory trench. Therefore, project design may advance with no required mitigation of fault surface rupture hazards.

However, the final Report of Fault Trench Investigation continues on to conclude that;

(s)ince our fault trench was located based on the currently-planned building footprint, if buildings are shifted from their present locations, we should be consulted to determine if this results in possible surface rupture risk from the West Napa Fault. If we conclude there is an increase in risk, additional trenching would be recommended.

Based on the above analysis, it would appear that the project, as currently proposed, would not pose a significant risk to life or property either from the rupture of a known fault or from strong seismic ground shaking. However, the quoted analysis addresses a very specific building design and footprint. Should the proposed winery be redesigned or relocated in the future, additional geological study, potentially including additional trenching, may be necessary. A mitigation measure requiring that additional study, should any changes be proposed in the future, is included below.

- a.iii. No subsurface conditions have been identified on the project site that would indicate a high susceptibility to seismic-related ground failure or liquefaction. Napa County Environmental Resource Mapping (*liquefaction* layer) indicates that the project generally has a very low tendency to liquefy. The new 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 related to liquefaction to a less than significant level.
- a.iv. Napa County Environmental Resource Maps (*landslide line, landslide polygon, and landslide geology* layers) do not indicate the presence of landslides or slope instability on this property.
- b. Based on Napa County environmental resource mapping and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the diverse terrain of the subject parcel includes soils classified as Bale Loam (0 to 2 percent slopes), Kidd Loam (15 to 30 percent slopes), Forward Gravelly Loam (30 to 75 percent slopes), Maxwell Clay (2 to 9 percent slopes), Henneke Gravelly Loam (30 to 75 percent slopes), and Aiken Loam (30 to 50 percent slopes). The Bale series is characterized by somewhat poorly drained soils on alluvial fans, flood plains, and low terraces, where permeability is moderate. Kidd soils are identified as well drained very stony loams and loams on uplands where permeability is moderate and runoff is medium. The Forward and Aiken complexes are characterized by gently sloping to steep well drained gravelly loams and loams on uplands, with soils weathered from basic and igneous bedrock. Permeability in Forward and Aiken soils ranges from moderately slow to moderately rapid and runoff is universally rapid. Maxwell clay soils consist of somewhat poorly drained serpentinitic soils on old alluvial fans and basin rims; runoff is slow and, though the topic is somewhat debated in viticultural circles (most of the Maxwell soils on the subject parcel are actually planted to vineyard), the Soil Survey identifies Maxwell Clay soils as being "low in fertility." Henneke Gravelly Loams are another soil type weathered from serpentinitic parent material; they are comprised of excessively drained soils on uplands where runoff is rapid to very rapid. Henneke soils are described as having very low fertility. Erosion hazards amongst the many soil types identified on the Marciano property range from slight to very high, with the risk of erosion generally increasing in tandem with the inclination of the site. The proposed project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance, which addresses sediment and erosion control measures and dust control, as applicable, to ensure that development does not impact adjoining properties, drainages, and roadways.

- c.-d. Bedrock underlies the surficial soils in the project area. 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 will function to 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. Soils on the property have been determined to be adequate to support the proposed septic improvements. Please see the **HYDROLOGY AND WATER QUALITY** section, below, for a discussion of proposed wastewater treatment improvements.

Mitigation Measure(s):

- 3. The proposed winery shall be constructed as shown in submitted plans. Should the footprint, alignment, or location of the facility be proposed for alteration in the future, that change must first be analyzed by a qualified geologist to determine whether or not additional mitigation measures and/or project redesign may be necessary due to risks associated with the West Napa Fault.

Method of Mitigation Monitoring:

Mitigation Measure № 3 requires analysis by a qualified geological professional prior to any change in the approved facility. If the mitigation measure is not complied with, the County will not issue a building permit for the proposed work.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII.	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 checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project 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:

- a.-b. A Hazardous Materials Management Plan will be required by the Department of Environmental Management prior to occupancy of the new winery facility. Such plans provide information on the type and amount of hazardous materials stored on the project site. The proposed project will not result in a significant risk of release of hazardous materials into the environment.
- c. There are no schools located within ¼ mile of the project site; the closest school is the St. Helena Primary School, which is located roughly ½ mile to the north.
- d.-f. Napa County environmental resource mapping (*hazardous facilities layer*) indicates that the subject property is not on any known list of hazardous material sites. The project site is not located within two miles of any airport, be it public or private.
- g. The project has been designed to comply with emergency access and response requirements and has been reviewed by the Napa County departments responsible for emergency services; it will not have a negative impact on emergency response planning.
- h. The project is located in the wildland-urban interface, an area dominated by upslope forests to the south and west and intensive irrigated agriculture to the north and east. Due to their location on and adjacent to wooded hillsides, this and surrounding parcels are subject to a heightened wildland fire risk during the dry season. The subject parcel is, however, located within two miles of the City of St. Helena Fire Department and within five miles of the Big Tree Road CalFire station. The Napa County Fire Marshal has reviewed this application and believes there is adequate fire service in the area. Risks associated with wildland fire are expected to be less than significant.

Mitigation Measure(s): No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The proposed project will not violate any water quality standards or waste discharge requirements. The proposed domestic wastewater system would incorporate pretreatment and a 1,500 gallon tank while the process wastewater treatment system would incorporate pretreatment and a 2,000 gallon tank; both systems would feed into a shared 2,750 square foot subsurface pressure distribution system with a 100% reserve area. Below-ground tanks are proposed to be located below and adjacent to the access driveway, near the proposed winery, while the subsurface disposal field would be located near the winery driveway's intersection with Sulphur Springs Avenue. The Napa County Department of Environmental Management has reviewed the proposed domestic and process wastewater systems and recommends approval as conditioned. Additionally, the applicant will be required to obtain all necessary permits from the Napa County Department of Public Works, including a Stormwater Pollution Management Permit. The permit will provide for adequate on site containment of runoff during storm events through placement of siltation measures around the development area.
- b. 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.

Based on the submitted phase one water availability analysis, the 55 ½ acre subject parcel has a water availability calculation of 55 ½ acre feet per year (af/yr). According to the applicant, existing water usage on the parcel is approximately 12.3 af/yr, including .70 af/yr for residential use, 3.60 af/yr for established vineyards, and 8.00 af/yr for existing orchards. This application proposes 0.53 af/yr of winery water use. As a result of the foregoing, annual water demand for this parcel would increase to 12.83 af/yr. Based on these figures, the project would be below the established threshold for groundwater use on the property. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

- c.-e. There are no existing or planned stormwater systems that would be affected by this project. As the project will likely result in disturbance to more than one acre of land, the permittee will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction. The area surrounding the project is pervious ground that is either in a natural wooded condition or is planted to vineyards, areas which have the capacity to absorb runoff.
- f. There is nothing included in this proposal that would otherwise substantially degrade water quality. As discussed in greater detail at, "a.," above, the Department of Environmental Management has reviewed the sanitary wastewater proposal and has found the proposed system adequate, as conditioned, to meet the facility's septic needs. No information has been encountered that would indicate a substantial impact to water quality.
- g.-i. According to Napa County environmental resource mapping (*Floodplain, Flood Zones, and Dam Levee Inundation* layers), the project site is not located within a mapped floodplain or dam levee inundation area. This project will not expose people or structures to significant risks associated with flooding.
- j. In coming years, higher global temperatures are expected to raise sea level by expanding ocean water, melting mountain glaciers and small ice caps, and causing portions of Greenland and the Antarctic ice sheets to melt. The Intergovernmental Panel on Climate Change estimates that the global average sea level will rise between 0.6 and 2 feet over the next century (IPCC, 2007). However, the project area is located at approximately 350 feet in

elevation and there is no known history of mud flow in the vicinity. The project will not subject people or structures to a significant risk of inundation from tsunami, seiche, or mudflow.

Mitigation Measures: No mitigation measures are required.

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

Discussion:

- a. The proposed project is located in an area dominated by agricultural and open space uses and the improvements proposed here are in support of the ongoing agricultural use of the property. This project will not divide an established community
- b. The subject parcel is located in the AW (Agricultural Watershed) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. As proposed, the project would be fully compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

Agricultural Preservation and Land Use Policy AG/LU 1 of the 2008 General Plan states that the County shall, "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." The property's General Plan land use designation is AWOS (Agriculture, Watershed, and Open Space), which allows "agriculture, processing of agricultural products, and single-family dwellings." More specifically, General Plan Agricultural Preservation and Land Use Policy AG/LU-2 recognizes wineries and other agricultural processing facilities, and any use clearly accessory to those facilities, as agriculture. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan.

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

The General Plan includes two complimentary policies requiring that new wineries, "...be designed to convey their permanence and attractiveness." (General Plan Agricultural Preservation and Land Use Policy AG/LU-10 and General Plan Community Character Policy CC-2). The buildings proposed here are generally of a very high architectural quality and will convey the required "permanence" and "attractiveness."

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

Mitigation Measures: No mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X.	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 the project site. The nearest known resource is the former Smith Gravel streambed gravel removal operation, which was located in Sulphur Creek.

Mitigation Measures: No mitigation measures are required.

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

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

Discussion:

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

Noise from winery operations is generally limited; however, the proposed marketing plan could create additional noise impacts. The submitted marketing plan includes a number of annual events, one of which would include up to 75 visitors. The Napa County Exterior Noise Ordinance, which was adopted in 1984, sets the maximum permissible received sound level for a rural residence as 45 db between the hours of 10 p.m. and 7 a.m. While the 45 db limitation is strict (45 db is roughly equivalent to the sound generated by a quiet conversation), the area surrounding the subject property is lightly developed, with only a scattering of homes on large lots located in the immediate vicinity, virtually none of which will have direct sightlines (and therefore direct noise exposure) to the proposed facility. Continuing enforcement of Napa County's Exterior Noise Ordinance by the Department of Environmental Management and the Napa County Sheriff, including the prohibition against outdoor amplified music, should ensure that marketing events and other winery activities do not create a significant noise impact.

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

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The applicant is requesting approval to allow 2 full time employees and 2 part time employees, with a domestic wastewater treatment system sized to allow up to 6 total employees at some point in the future (and subject to any then-required use permit modification). 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 new employee positions which are part of this project may lead to some population growth within Napa County. However, relative to the county's projected low to moderate growth rate and overall adequate programmed housing supply, that population growth does not rise to a level of environmental significance. In addition, the project will be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs.
- b.-c. This application will not displace any persons or any existing housing units and will not necessitate the construction of replacement housing elsewhere.

Mitigation Measures: No mitigation measures are required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

XIII. PUBLIC SERVICES. Would the project result in:

a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a. Public services are currently provided to the subject parcel and, as a result, the additional demand placed on existing services should be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshall conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire and Public Works Departments have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from building permit fees, property tax increases, and taxes from the sale of wine will help meet the costs of providing public services to the facility. The proposed project will have a less than significant impact on public services.

Mitigation Measures: No new mitigation measures are required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

XIV. 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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

Discussion:

a.-b. This application proposes a new winery, including construction of new winery facilities and systems, new on-site employment, tours and tasting by appointment, and a number of marketing events. No portion of this project, nor any foreseeable result thereof, would significantly increase the use of existing recreational facilities. This project does not include recreational facilities that would have a significant adverse effect on the environment.

Mitigation Measures: No mitigation measures are required.

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

Discussion:

a.-b. The site is located on Sulphur Springs Avenue, directly adjacent to the southern boundary of the city of St. Helena and roughly one mile southwest of its intersection with St. Helena Highway/State Route 29/Main Street. Population densities in the area are fairly low and traffic generally flows freely along the Sulphur Springs corridor. According to information provided by the City of St. Helena (August 12, 2009 email from Carol Poole to the author) the existing Level of Service at the Sulphur Springs Avenue/S.R. 29 intersection is "B" during the morning peak hour and "A" during the afternoon peak. As analyzed at **Air Quality**, above, the use permit proposed here includes 2 full-time employees, 2 part-time employees, 15 busiest-day tours and tasting visitors, and potentially 4 busiest day production truck pickups/deliveries, meaning that the project should account for an average of up to 14 daily trips (assuming 1 occupant per car for employees and 2.6 occupants per car for visitors). The project also includes a number of new private marketing events including 50-person special events and a 75-person release event, which would add up to 29 trips (again, assuming 2.6 occupants per car) on the day of the annual 75-person release event. Because up to 12,000 gallons of the winery's proposed production would be from grapes grown off-site, somewhere between 7 and 37 grape truck trips would also be generated annually.

On an average say, then, this project would result in 14 vehicle trips and on the busiest day annually it would result in 43 additional trips. Given both the limited scope of the traffic impacts proposed here and the general lack of traffic congestion in the area, this project will not result in a significant increase in traffic or a decrease in the existing roadway level of service either individually or cumulatively.

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

d.-e. No change to the access to and from the property is proposed in this application. The parcel's existing vineyard access off of Sulphur Springs Avenue will be utilized. The Department of Public Works has reviewed this project and recommends approval with standard conditions related to driveway improvements. In order to comply with the County's Road and Street Standards, the applicant proposes to widen the existing gravel vineyard road to 20' and install an all weather surface. The Napa County Fire Marshall has reviewed this application and has identified no significant impacts related to emergency vehicle access provided that standard conditions of approval are incorporated. Project impacts related to traffic hazards and emergency access are expected to be less than significant.

f. This application proposes 9 parking spaces in a crushed gravel parking area, including 1 disabled-accessible space. With 2 full time and 2 part time winery employees and 15 busiest by-appointment tours and tasting visitors, the 9 proposed parking spaces should be more than adequate. Standard conditions of approval disallowing parking in the right-of-way and requiring the shuttling of special event visitors from off-site where special marketing event visitation exceeds parking capacity should guarantee adequate parking during the largest 75 person wine auction special event. Impacts to parking capacity will be less than significant.

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

Mitigation Measures: No mitigation measures are required

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

Discussion:

- a. The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board and will not result in a significant impact on the environment relative to wastewater discharge. Wastewater disposal will be accommodated on-site and in compliance with State and County regulations.
- b. This application proposes new domestic and process wastewater systems feeding into a shared 2,750 square foot subsurface pressure distribution system. Below-ground tanks are proposed to be located below and adjacent to the access driveway, near the proposed winery, while the subsurface disposal field would be located near the winery driveway's intersection with Sulphur Springs Avenue. The Napa County Department of Environmental Management has reviewed the combined wastewater system and recommends approval as conditioned. Required wellhead setbacks and ongoing monitoring of the facility's wastewater systems by the Department of Environmental Management should reduce any impacts on water quality to less than significant levels. The new wastewater treatment system will not result in significant environmental impacts over permitted baseline levels.
- c. The project will not require or result in the construction of new storm water drainage facilities or an expansion of existing facilities which would cause a significant impact to the environment.

- d. As discussed at the **Hydrology and Water Quality** section, above, groundwater usage will remain below the property's fair share volume. No new or expanded entitlements are necessary.
- e. Wastewater will be treated on-site and will not require a wastewater treatment provider.
- f. The project will be served by a landfill with sufficient capacity to meet the project's demands. No significant impact will occur from the disposal of solid waste generated by the project.
- g. The project will comply with all federal, state, and local statutes and regulations related to solid waste.

Mitigation Measure(s): No mitigation measures are required.

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

Discussion:

- a. The project would have a less than significant impact on wildlife resources. As analyzed above and mitigated herein, no sensitive resources or biologic areas will be converted or affected by this project. Also as analyzed above, the project would not result in a significant loss of native trees, native vegetation, or important examples of California's history or pre-history.
- b. As discussed above, and in particular under **Air Quality and Transportation/Traffic**, the proposed project does not have impacts that are individually limited, but cumulatively considerable.

- c. As mitigated herein, there are no environmental effects caused by this project that would result in substantial adverse effects on human beings, whether directly or indirectly. No hazardous conditions resulting from this project have been identified. The project would not have any environmental effects that would result in significant impacts.

Mitigation Measure(s): No additional mitigation measures are required.