

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

Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration

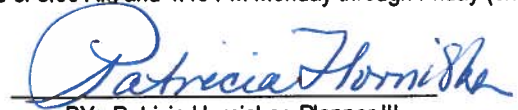
1. **Project Title:** Wallis Family Estate Winery Use Permit Application # P08-00197-UP
2. **Property Owner:** Edward James Wallis
3. **Contact person and phone number:** Patricia Hornisher, Project Planner, (707) 299-1349, Trish.Hornisher@countyofnapa.org
4. **Project Location and APN's:** The winery project is located on two parcels of 33.49 and 12.34 acres with access off a private driveway on the north side of Pacheteau Road, approximately 680 feet northwest of its intersection with Diamond Mountain Road and approximately one and a half miles west of the City of Calistoga within an Agricultural Watershed (AW) zoning district. [Assessor's Parcel #: 020-450-013 SFAP, 014, 015 SFAP, 016 SFAP, 017 SFAP (Pending a Lot Line Adjustment)] 1670 Diamond Mountain Rd., Calistoga, CA.
5. **Project Sponsor's Name and Address:** Mr. Edward Wallis, Wallis Family Winery, 1670 Diamond Mountain Rd., Calistoga, CA 94515
6. **Hazardous Waste Sites:** The project site is not included on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.
7. **Project Description:** Approval of a Use Permit to establish a 30,000 gallon per year winery to include: (1) seismic retrofit, restoration and rehabilitation of the existing 6,711 square foot historic Pacheteau's Castle for reuse as a wine barrel storage, office, tasting room and sales building and the existing 5,000 square foot historic Carriage House for reuse as a winery production building and rehabilitation of an existing 1,200 square foot concrete area for use as a crush pad for a winery totaling 12,911 square feet; (2) two full-time and three part-time employees; (3) 27 parking spaces (including two ADA-accessible spaces); (4) tours and tasting by prior appointment with a maximum of 18 visitors per day (maximum of 108 visitors in a proposed six day week); (5) a marketing plan with: three private food and wine tasting events per year with 75 persons per event (all food service to be catered by Napa County licensed, approved operators) and participation in the Napa Valley Wine Auction Event as a Category 5 Temporary Event; (6) installation of a new combined process and domestic wastewater system using a standard gravity distribution type septic disposal system; (7) alterations to the two existing wells to eliminate their interconnectivity with two residences on adjacent, applicant owned parcels; (8) civil improvements to widen the existing private driveway to the winery site to County road standards; and, (9) A Lot Line Adjustment to bring the winery production and accessory buildings onto a single parcel.

PRELIMINARY DETERMINATION:

The Napa County Conservation, Development and Planning Director has tentatively determined that the following project would not have a significant effect on the environment and the 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).

March 17, 2010

Date


BY: Patricia Hornisher, Planner III

WRITTEN COMMENT PERIOD: March 22, 2010 through April 21, 2010

*Please send written comments to the attention of Patricia Hornisher at 1195 Third St., Suite 210, Napa, California 94559, or via e-mail to thornish@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, April 21, 2010**. You may confirm the date and time of this hearing by calling (707) 253-4417.*

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

Initial Study Checklist
(Reference CEQA, Appendix G)

1. **Project Title:** Wallis Family Estate Winery Use Permit Application # P08-00197-UP
2. **Property Owner:** Edward James Wallis
3. **Contact person and phone number:** Patricia Homisher, Project Planner, (707) 299-1349 Trish.Homisher@countyofnapa.org
4. **Project Location and APN's:** The winery project is located on two parcels of 33.49 and 12.34 acres with access off a private driveway on the north side of Pacheteau Road, approximately 680 feet northwest of its intersection with Diamond Mountain Road and approximately one and a half miles west of the City of Calistoga within an Agricultural Watershed (AW) zoning district. [Assessor's Parcel #: 020-450-013 SFAP, 014, 015 SFAP, 016 SFAP, 017 SFAP (Pending a Lot Line Adjustment)] 1670 Diamond Mountain Rd., Calistoga, CA
5. **Project Sponsor's Name and Address:** Mr. Edward Wallis; Wallis Family Winery; 1670 Diamond Mountain Rd.; Calistoga CA 94515
6. **General Plan description:** Agriculture, Watershed & Open Space (AWOS) *Napa County General Plan, June 2008*
7. **Zoning:** Agricultural Watershed (AW)
8. **Project Description:** Approval of a Use Permit to establish a 30,000 gallon per year winery to include: (1) seismic retrofit, restoration and rehabilitation of the existing 6,711 square foot historic Pacheteau's Castle for reuse as a wine barrel storage, office, tasting room and sales building and the existing 5,000 square foot historic Carriage House for reuse as a winery production building and rehabilitation of an existing 1,200 square foot concrete area for use as a crush pad for a winery totaling 12,911 square feet; (2) two full-time and three part-time employees; (3) 27 parking spaces (including two ADA-accessible spaces); (4) tours and tasting by prior appointment with a maximum of 18 visitors per day (maximum of 108 visitors in a proposed six day week); (5) a marketing plan with: three private food and wine tasting events per year with 75 persons per event (all food service to be catered by Napa County licensed, approved operators) and participation in the Napa Valley Wine Auction Event as a Category 5 Temporary Event; (6) installation of a new combined process and domestic wastewater system using a standard gravity distribution type septic disposal system; (7) alterations to the two existing wells to eliminate their interconnectivity with two residences on adjacent, applicant owned parcels; (8) civil improvements to widen the existing private driveway to the winery site to County road standards; and, (9) A Lot Line Adjustment to bring the winery production and accessory buildings onto a single parcel.

The project proposes to restore and rehabilitate the historic Pacheteau's Castle and Carriage House originally constructed in 1906 by builder W. A. Harrison for Jacques Pacheteau. The Castle is currently a 6,711 square foot, two-story (plus basement) stone residence that will be converted for reuses as a barrel storage/ wine library, office, tasting room and sales building. The Carriage House is a 5,000 square foot board and batten structure designed by William Corlett. It is proposed for reuse as the winery production, fermentation and case goods storage building. The project includes seismic retrofitting of both structures with special engineered reinforcement made behind the crenellated Castle's "false front" masonry façade. The Carriage House will need foundation repairs during this process and possible relocation away from its present location on a slope to a more level area with stable soils. Given the Castle is listed in the 1978 Napa County Historic Resources Inventory as National Register Eligible and the Carriage House has potential to be listed as a qualified historic structure, all restoration to the buildings will comply with, *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The project proposes no alterations or additions that will alter the visual appearance of these buildings or construction of new structures on the site. Bottling will be done by a mobile bottling truck, limited to three times per year. No existing trees or landscaping will be removed.

Site improvements consist of the following: Renovating an existing 1,200 square foot covered concrete crush pad adjacent to the Carriage House and installing drainage improvements; widening the existing driveway to meet the standard 20 foot width for wineries; making alterations to the two existing wells to eliminate their interconnectivity; installing a new combined process and domestic gravity distribution septic disposal system; installation of an automatic fire sprinkler system for both structures; installation of 27 parking spaces including two ADA parking spaces. No other alterations to the appearance of the site are proposed.

A Lot Line Adjustment is proposed to bring the Carriage House production facility onto the same parcel as the Castle barrel storage/administration building and proposed new septic system. The interconnectivity of the existing lower and upper wells will be reconstructed so that only the existing lower well on the newly configured winery parcel will serve the winery's water, domestic and process wastewater and landscaping needs. The existing manmade reservoir serving its fire protection needs.

9. Environmental setting and surrounding land uses:

The project site is currently located on two parcels of 33.49 and 12.34 acres on the north side of Diamond Mountain Road and Pacheteau Road approximately one and a half miles west of State Highway 29 in the foothills flanking the valley floor southwest of the City of Calistoga at an elevation of 600 ft. ± MSL. The portion of the site where the existing Pacheteau Castle and Carriage House is located is currently planted with ornamental landscaping consisting of fescue grass areas, various shrubs and deciduous trees. A manmade reservoir covering approximately 0.72 acres is located to the southwest of the two structures at a distance of about 80 feet. It is fed by a natural spring on an adjacent parcel owned by the applicant. An existing shale surfaced driveway serves as access to and from these structures and Pacheteau Road. The area immediately surrounding the structures is generally flat and slopes off gently in an easterly direction at approximately 5%. However, immediately behind the Castle to the southeast, the parcel is covered with dense vegetation consisting of redwood trees and Montane Hardwood-Conifers and slopes more steeply off at approximately 15% where it meets Diamond Mountain Road. Likewise, behind the Carriage House to the northwest, the parcel again is covered with similar vegetation and slopes off at 30% to a vineyard service road about 100 feet below this structure. An unnamed creek (shown on the USGS maps as blue-line stream that drains to the Napa River), traverses the extreme northwest corner of the western portion of this parcel, 300 feet north of the Carriage House.

Site soils, classified as belonging to the Boomer-Forward-Felta complex, are described as well-drained soils on uplands with low plasticity and expansion potential. Soil permeability is moderately slow, and the hazard of erosion is slight on Boomer soils and severe on the Forward and Felta soils. Historically, lands with these soils have been used mostly for timber, wildlife habitat and recreation. Vegetative cover in the more level, cleared portions of the property consist primarily of ornamental landscaped areas and grass with a grouping of ten redwood and fir trees immediately south of the Castle.

The Pacheteau Castle is listed on the 1978 Napa County Historic Resources Inventory. Both the Castle and Carriage House are considered Historic Resources based on the findings presented in the evaluation performed by Juliana Inman, Historic Architect, on March 12, 2008. The Napa County Environmental Sensitivity GIS layers indicate the project site is in the vicinity of an archaeological sensitive area (CA-Nap-998) on a parcel to the north of the project but none in the immediate project area. Likewise, a rare plant, Calistoga ceanothus, is also shown on the GIS map layers to have been found in the vicinity but not within the project area. Finally, the map data indicates the project is within a sensitive habitat area for the Northern Spotted Owl due to the Montane Hardwood-Conifer habitat to the south and southeast of the property. No landslides or areas of creep are currently recognized within the project area. No other environmentally sensitive features are shown on the County GIS map layers.

The project is located in a quiet rural area with estimated day/night noise levels in the low to moderate 40 - 50 dBA range. Predominant noise sources during the day are traffic on Diamond Mountain Road. Existing improvements to the site include the historic stone residence and carriage house and a single-family residence, large man-made reservoir and swimming pool. Surrounding land uses include vineyard, woodland and rural residential. The nearest off-site commercial development to the proposed winery is Diamond Creek Vineyards winery which is approximately 600 feet to the north. Two other wineries, Von Strasser Winery and Reverie on Diamond Mountain are located approximately 1,500 feet north of the project site. The nearest residence to the proposed winery is owned by the applicant and is 426 feet away. Three other residences surround the project site at a distance ranging from 1,200 – 1,500 feet. The City limit line of Calistoga is approximately one-half mile southeast of the project site and the City sewage treatment plant is one and one-quarter miles southeast of the project.

10. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).
Napa County Public Works Department – Lot Line Adjustment and Grading permit
Napa County Department of Environmental Management – Waste Disposal Permit
ABC/TTB

Responsible (R) and Trustee (T) Agencies

State Department of Fish & Game
California Parks and Recreation – Office of Historic Preservation

Other Agencies Contacted

City of Calistoga

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

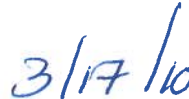
The conclusions and recommendations contained herein are professional opinions developed in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the Napa County Baseline Data Report, specific documents referenced herein, 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, California.

On the basis of this initial evaluation:

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



Signature
Patricia Homisher, Project Planner



Date
Napa County Conservation, Development & Planning Department

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. A scenic vista is typically defined as, "a distant natural view as seen from an opening or passage that provides a heightened visual experience that is distinct, pleasing or memorable." (Wikipedia 2010) Potential scenic vistas in Napa County are views from its designated scenic roadways which are considered significant visual resources for its residents and visitors (*Napa County General Plan, June 2008, Community Character: CC-8, CC-9 & CC-10*). The proposed project is located on an intervening hilltop area behind one of the minor ridgelines that runs parallel to the west side of St. Highway 29, a locally designated scenic highway. The site is over one mile east of this highway and surrounded by a mixed redwood/conifer forest. Due to the height and length of the minor ridgeline and its forested terrain, the project is not at all visible to the traveling public at any point along St. Highway 29. Likewise, there are no scenic vistas that can be viewed from the immediate site itself and no new structures are proposed which could potentially obstruct existing scenic vistas from the site to surrounding scenic views. Therefore, the proposed winery project will have no substantial adverse impact on a scenic vista.
- b. The proposed project is not located within or near a State scenic highway or result in damage to any scenic resources, including trees, rock outcroppings or historic buildings within a State scenic highway. The proposed winery is more than one mile east of the State Highway 29, a locally designated scenic roadway. As described above, due to the distance from this roadway and two intervening forested ridgelines, the project site is completely hidden from the viewing public. No changes or additions to the historic structures or site or new structures that could potentially block the existing historic buildings or site are proposed. Therefore, no damage to any State of local scenic resource is anticipated from the project.
- c. The proposed project is located 400 feet from Diamond Mountain Road and 880 feet from Pacheteau Road – both are County maintained public roads serving the project. Because the project site cannot be viewed from a local Viewshed Road and it meets the County required winery road setback of 300 feet for standard County roads, the project is consistent with the goals and policies of the Community Character Element (Scenic Highways) of the Napa County General Plan and Zoning Ordinance for winery setbacks.

The project proposes to seismic retrofit, restore and rehabilitate the two historic resources: Pacheteau's Castle and the Carriage House. The seismic work also involves reinforcement behind the "false front" masonry facade of the Castle and the Carriage House will need foundation repairs which may require moving it to a more level area of stable soils. Other than retrofitting, no alterations or additions to either of these buildings, footprints or elevations will occur. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, will be employed with oversight from a qualified historic architect thereby ensuring the visual character and quality of the structures will be retained thus impacts will be less than significant. (See also Cultural Resources Mitigation Section V.)

The existing driveway will be widened from 18 to 20 feet and three small parking areas totaling 27 spaces (including 2 ADA spaces) will be installed. No trees will be removed. While the site has existing landscaping, new parking areas and areas within the project site will require new landscaping as a standard condition of approval and thus will address potential impacts to the aesthetics of the site and its surroundings. Standard conditions of approval addressing aesthetics will include:

LANDSCAPING / PARKING:

Two (2) copies of a detailed landscaping plan, including parking details, shall be submitted prior to issuance of any grading or building permits. The plans shall indicate the names and locations of all plant materials to be used along with the method of

maintenance. **Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.**

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

All existing trees within the area planned for development shall be indicated on the landscaping plan according to species and size. Trees planned for removal shall be indicated on the detailed landscaping plan. No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Any trees that are removed shall be replaced elsewhere on the property on a 2 for 1 basis of equivalent caliper. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction.

Evergreen screening shall be permanently installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view these areas. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest or approved marketing events. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery.

OUTDOOR STORAGE / SCREENING/UTILITIES:

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels. New utility lines required for this project that are visible from any designated scenic transportation route (see Chapter 18.106 of the Napa County Zoning Ordinance for designated roads) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

New landscaping, grading and civil improvements have the potential to affect the aesthetics of historic sites. However, a grading and landscape plan, inclusive of the parking and area surrounding historic project site, was not included with the project submittal nor reviewed by a qualified historic architect for potential impacts to the aesthetics of the historic site. Therefore, Mitigation Measure #1 below shall be included to ensure that potential impacts to the visual character and quality of the historic site will be reduced to a less than significant level.

- d. The establishment of the proposed winery use may potentially result in increased nighttime lighting that could adversely affect existing area occupants without the inclusion of Use Permit Conditions of Approval. As part of the use permit standard conditions of approval, all exterior lighting will be required to be the minimum necessary for operational and security needs. In addition, light fixtures will be conditioned to be kept as low to the ground as possible and include shields to deflect the light downward. Highly reflective surfaces will be prohibited. As proposed, and as subject to the standard conditions of approval, the potential for the project to create new sources of substantial light or glare which would adversely affect day or nighttime views in the area will be less than significant.

Mitigation Measure(s):

1. The detailed grading and landscaping plans, including parking details, and existing and proposed landscape areas and installation thereof, shall be reviewed and approval by a licensed historic architect for compliance with, *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review shall include a report stating all plans and construction methods employed comply with the Standards prior to issuance of any grading or building permits.

Method of Mitigation Monitoring:

Mitigation Measure #1 shall require written verification from an historic architect stating all plans and construction methods comply with, *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The verification shall accompany any and all plans for the project for review and approval by the Planning Department prior to issuance of any project related grading or building permits.

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

Discussion:

- a. No portions of the existing or future configured subject property are located on Prime Farmland shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project site is designated by the Napa County General Plan as "Agriculture, Watershed & Open Space". This designation recognizes wineries and any use clearly accessory to a winery as agriculture. The structures proposed for winery use are existing and no expansion is proposed. The parking lot and leach field expansion will be constructed in an area that is currently open space. Therefore, the winery project will not result in the conversion of 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 resulting in no impact to these resources.
- b. The parcel is zoned AW (Agriculture, Watershed and Open Space). Wineries are considered an agricultural use, permitted upon approval of a use permit within the AW zoning district. The winery project is considered an agricultural use and will further support vineyard agriculture use on site and the future winery now an historic residence is considered legally non-conforming and thus poses no conflict with existing zoning for agricultural use. The property is currently not under a Williamson Act contract. Therefore, no conflict exists with the current zoning or the Williamson Act with the project as proposed.
- c. The project does not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural uses in the future because, as stated above in (a.), the project is not located in a State designated Farmland area. Moreover, the project proposes to convert the existing historic residence to winery use. A main residence already exists on the parcel. Future construction of a guest cottage is currently allowed under the existing AW zoning designation. Under current Napa County zoning regulations limited residential uses are allowed within agriculturally zoned land and as such are considered a less than significant impact on County lands zoned for agriculture.

Mitigation Measures: None 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>

Green House Gas Emissions

In 2006, the State Legislature enacted Assembly Bill 32, requiring the California Air Resources Board (CARB) to design measures and rules to reduce greenhouse gas (GHG) emissions statewide to 1990 levels no later than 2020. The measures and regulations to meet the 2020 target are to be put in effect by 2012, and the regulatory development of these measures is ongoing. In August 2007, the Legislature enacted Senate Bill 97, which among other things, directed the Governor's Office of Planning and Research (OPR) to propose new CEQA regulations for the evaluation and mitigation of GHG emissions. Resulting amendments to the State CEQA Guidelines are expected to become effective in March 2010. Neither the State nor Napa County has adopted explicit thresholds of significance for GHG emissions, although the Bay Area Air Quality Management District (BAAQMD) is currently engaged in this process. While some might argue that any new emission would be significant under CEQA, pending amendments to the State CEQA guidelines and the BAAQMD's planning effort suggest that agencies may conclude otherwise, and 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.

The Napa County General Plan calls on the County to complete an inventory of green house gas emissions from all major sources in the County by the end of 2008, and then to seek reductions such that emissions are equivalent to year 1990 levels by 2020. The General Plan also states that "development of a reduction plan shall include consideration of a 'green building' ordinance and other mechanisms that are shown to be effective at reducing emissions." Overall increases in GHG emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008 GHG emissions were found to be significant and unavoidable despite adoption of mitigation measures that incorporated specific policies and action items into the General Plan.

The Napa County Transportation and Planning Agency (NCTPA) has recently completed an initial inventory of county-wide GHG emissions, as well as a "climate action framework." Based on this initial effort, Napa County is currently refining the emissions inventory, and developing a "qualified" emission reduction plan. In the interim, the County requires project applicants to consider methods to reduce GHG emission and incorporate permanent and verifiable emission offsets, consistent with Napa County General Plan Policy CON-65(e). The current project applicant has incorporated reduction methods and offsets into their project by replanting native, drought tolerant vegetation, limiting the amount of non-pervious materials, building on a previously disturbed site, reusing existing materials through restoration and rehabilitation, and improving the energy efficiency of the operations.

Construction and operation of the proposed project analyzed in this initial study would contribute to the overall increases in GHG emission by generating emissions associated with transportation to and from the site, emissions from energy used within buildings, and emissions from the use of equipment. However, the project would positively affect carbon sequestration by maintaining the existing footprints of the historic structures, by positive re-use and rehabilitation of existing materials thus avoiding use of new construction materials and truck traffic associated with new materials deliveries; adding appropriate landscape vegetation to the site, maintaining existing trees, modifying existing business practices to produce wine on-site thus eliminating winery harvest truck traffic from the road network. Changes in sequestration would also be modest due to the fact that this property is only 12.34 acres. Project-specific increases in GHG emissions are expected to be negligible due to the estimated 10 new vehicle trips per day and increasingly stringent Title 24 energy conservation requirements imposed as part of the building permit process.

Also, pursuant to State CEQA Guidelines Section 15183, because this initial study assesses a project that is consistent with and adopted General Plan for which an EIR was prepared, it appropriately focuses on impacts which are "peculiar to the project," rather than the cumulative impacts previously assessed.

Discussion:

- a. The project site lies within the northern end of the Napa Valley, which forms one of the climatologically sensitive sub-regions (Napa County Sub-region) within the San Francisco Bay Area Air Basin, and is consequently subject to the requirements of the Bay Area Air Quality Management District (BAAQMD). The project will not be in conflict with or obstruct implementation of the Ozone Maintenance Plan, Carbon Monoxide Maintenance Plan or the Bay Area 1991 Clean Air Plan, under the Federal Clean Air Act. BAAQMD regard emissions of PM-10 and other pollutants from construction activity to be less than significant if dust and particulate control measures are implemented, which are included in this project.

The primary source of emissions resulting from the project would be from mobile sources including two existing residential, winery visitor & employee vehicles and production related deliveries traveling to and from the winery. The BAAQMD has determined that land uses that generate fewer than 2,000 trips per day do not generally require detailed air quality analysis, since these land uses would not generally be expected to have potentially significant air quality impacts (specifically, they would not be expected to generate over 80 pounds per day of Reactive Organic Gases (ROG)). With an anticipated busiest day visitor count of 18 persons, 5 total employees, 4 busiest day production truck pickup/deliveries, and 6 event support staff, regular business operations should account for approximately 58 daily trips. This application also proposes only 3 marketing events per year which could add up to a maximum of 104 trips when these events occur (with visitation not occurring on a marketing event day). The resulting maximum of at most 104 vehicle trips per event (three days per year) remains well below the established threshold of significance. When compared to the size of the affected air basin, the incremental increase in vehicle emissions from the relatively small amount of traffic generation (including temporary construction and routine operations) from this project will not effectively change existing conditions. Therefore, the project's potential to impact air quality is considered less than significant.

- b. See (a) above. There are no projected or existing air quality violations in this area that this proposal would contribute to. The project would not result in any violations of any applicable air quality standards.
- c. No construction of new structures is proposed for this winery project; rather, the project proposes to establish the winery within two existing historic structures. Most of the construction for reuse will be related to seismic retrofitting, restoration and rehabilitation activities with most of the activities occurring inside the existing structures thus reducing to a great extent the particulate matter normally associated with a new winery installation. No new roads are proposed. Civil improvements will be minor and consist of widening the existing driveway from 18 to 20 feet, creating three small parking areas totaling 27 spaces, and constructing a new sewage disposal area.

Nevertheless, according to the BAAQMD Guidelines, fine Particulate matter (PM₁₀ and PM_{2.5}[PM]) is the pollutant of greatest concern with respect to construction activities. PM emissions can result from grading, excavation, and vehicle travel on unpaved surfaces, and vehicle and equipment exhaust. Construction related emissions can cause substantial increases in localized concentrations of PM, and lead to adverse health effects and nuisance concerns. The BAAQMD has identified the following Best Management Practices which are now employed at construction sites throughout the Air Basin as a set of feasible PM control measures and which are incorporated into the project applicant's proposed construction activities to reduce any potential impact to levels of less than significance. They include:

- Apply water to all active construction areas at least twice daily;
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
- Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites; and,
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

By adhering to these Best Management Practices, construction activities will have a less than significant impact. As mentioned above, the applicant is participating in the County developed Emissions Reduction Plan which considers methods to reduce greenhouse gas emissions. With low traffic volumes, the reuse of existing structures, the temporary nature of construction activities, and adherence to the Best Management Practices and Emissions Reduction Plan, the project will not result in a cumulatively considerable contribution to any criteria pollutant for which the project region is non-attainment (Ozone [O₃] and Particulate Matter [PM₁₀ and PM_{2.5}]) under an applicable federal or state ambient air quality standard.

- d. The project will not expose sensitive receptors to substantial pollutant concentrations or create objectionable dust or odors affecting a substantial number of people. The BAAQMD defines exposure of sensitive receptors to toxic air contaminants and risk of accidental releases of acutely hazardous materials (AHMs) as potential adverse environmental impacts. Examples of sensitive receptors include schools, hospitals, convalescent facilities and residential areas with children. There are no sensitive receptors in the vicinity of the project site. The closest residence is approximately 460 feet away. Because the project involves the restoration of historic resources, the applicant will be required to employ restoration techniques as approved by, *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. As such, removal of historic material will be avoided and no sand blasting or chemical treatments will be use. Incorporation of the Standards and the Best Management practices incorporated into the project construction activities as described in (c.) above will serve to limit any potential for impacts from pollutants, dust or odors to a less than significant level.
- e. The BAAQMD defines public exposure to offensive odors as a potentially significant impact. Earthmoving and construction activities required for project construction may cause a minimal temporary degradation of air quality from dust and heavy equipment air emissions during the limited civil improvement construction phase of the project. Construction on the site will generate dust particulates in the short-run. This impact will be less than significant with dust control measures specified in the standard conditions of approval as described in (c.) above. The application of exterior building finishes and paint may result in potentially objectionable odors. However, these odors are considered a less than significant impact due to their temporary nature and given the surrounding area is rural, agriculture/open space and

sparsely populated. Potential sources of odors associated with agricultural uses are already located at the site and on adjoining properties. This project will not create additional odors inconsistent with the surrounding agricultural setting. Incorporation of Best Management Practices into the project construction activities as described in (c.) above will reduce potential objectionable odors to a less than significant level.

The City of Calistoga sewage treatment plant is located approximately one and one-quarter miles southeast of the project site. Ponds associated with the facility are located 6,780 feet from the proposed winery and the main plant is 6,500 feet distant from it. State law mandates the City operate the facility in such a fashion that off-site objectionable odors occur only in rare instances. The frequency of these events should continue to be rare because the City is required to operate the facility in accordance with State requirements. Given the standards for operation mandated by the State and the fact that the project is one and a quarter miles from the project site, the potential for winery guests and employees to be affected by objectionable odors coming from the plant is less than significant. The City has requested that the applicant indemnify the City against any claims concerning objectionable odors coming from the plant. However, this is a private matter between the applicant and the City and does not constitute a potential for a significant change to the environment under CEQA.

Mitigation Measure(s): None 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, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. The site is previously disturbed having been an established vineyard and winery since the early 1900's. Currently, its primary use is residential and viticulture containing 12.34 acres. The parcel will be reconfigured pending a Lot Line Adjustment to become a total of 16.80 acres. The resulting Lot Line Adjustment will incorporate the two existing historic structures on one parcel. The northwest corner of winery parcel is skirted by an unnamed creek (shown on the USGS maps as blue-line stream that drains to the Napa River) and is densely forested with a mixture of redwood and conifer trees. Traveling southeast from the creek, the property rises to an intermediate ridge that opens into a clearing of approximately six acres where the historic residence and detached historic Carriage House are located. A main driveway (with access from Pacheteau Road), traverses the parcel and is edged on both sides with domestic trees and landscaping. A swimming pool is located in a large grassy area to the east of the Castle. There is a manmade reservoir eighty feet southwest of the Castle covering a 0.72 acre area. It is fed by a natural spring that is located approximately 700 ft. to the south on an adjacent parcel owned by the applicant. Just behind the Castle, the clearing abruptly ends and the entire remainder of the parcel to the south and

southeast transitions immediately back into the redwood/coniferous forest. Diamond Mountain Road transects this forested portion of the property traversing it in a southwest to northeast diagonal fashion.

Napa County Environmental Resource GIS map layers (*CNDDDB*, *CNPS Plant and Survey layers*, *Vernal Pools*, and *Spotted Owl*) identify the project area is within an area of significance for *Ceanothus divergens* (a CNPS List 1B sensitive plant) and the Northern Spotted Owl and are protected under the Federal Endangered Species Act and State of California. Based on this sensitivity data, the Planning Department requested an updated survey of flora and fauna within the project site. The botanical survey was completed by Jane Valerius Environmental Consulting in January 2010 (Jane Valerius Environmental Consulting, *Wallis Family Estate, Botanical Site Assessment*, January 22, 2010) and Jon Winter & Associates Ecological & Environmental Consulting completed the owl survey in November 2009 (Jon Winter & Associates Ecological & Environmental Consulting, *Spotted Owl Issues on Wallis Family Estate Development*, November 27, 2009.)

The submitted botanical survey completed by Jane Valerius, Botanist/Wetlands Specialist, was based on a prior records search of the California Natural Diversity Database (CNDDDB) for the Calistoga USGS quadrangle for known occurrences of any potential special status plants including, *Ceanothus divergens*, followed by two walking reconnaissance surveys of the areas proposed for disturbance on the project site completed on December 31, 2009 and January 20, 2010. The reconnaissance areas included the two new parking areas, the existing driveway proposed for widening and the existing secondary access road behind the Castle. The results of the surveys state that, with the exception of two redwood trees and plants adjacent to the secondary access road, no native plants occur in any of the areas proposed for disturbance and none of these areas provide habitat for any special status plant. No species of *Ceanothus* was observed in the areas proposed for development and habitat typical for this species was lacking. The redwood trees will not be impacted by the proposed parking lot and no widening or work outside of the paved area of the secondary access road is proposed. However, should work in these native forest community areas be included in any future project, the botanist recommends completion of a seasonal plant survey in the spring. In conclusion, the botanist found that based on the site visits, research, and description of the proposed area of development, there will be no impacts to 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.

In addition to the plant survey, an evaluation of the project's potential impacts on Northern Spotted Owls (*Strix occidentalis caurina*)(NSOs) was completed in November 2009, by Jon Winter, principal wildlife biologist for Jon Winter & Associates. The biologist notes that based on the existing tree cover and riparian areas, the ridges to the southeast a south of the project site contain habitat that would support Northern Spotted Owl. A reconnaissance survey was performed on November 18, 2009. The surveyor found an unused nest thought to be built by a Red-tailed or Red-shoulder hawk. He notes that owls do not build their own nests but make use of other existing nests, natural cavities or mistletoe clumps. However, no evidence of any bird activity beneath the tree in the form of pellets, white wash and/or feathers that would identify it as an NSO nesting site, was found. Based on existing data of active NSO nesting sites in the vicinity, the report states the project is well beyond the USFWS buffer distance requirement for non-disturbance of NSO. In addition, since the project will not remove any trees, no potential NSO habitat will be affected. In the opinion of the survey biologist, impacts to the NSO's will be virtually nonexistent. Other species were observed on the site and reported, but none were species identified as a threatened or endangered in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Finally, Mr. Winter comments that as of the 2007 NSO breeding season, the U. S. Fish and Wildlife Service added noise disturbance as a significant impact if it occurs within 0.25 miles of a known NSO nest roost. Noise disturbances can affect NSO hearing during nocturnal hunting activities and/or startle and flush nesting fledglings. However, the project does not propose construction at night and there are no known nests near the project. Thus with regard to noise disturbance, Mr. Winter states the known NSO territory is, "well beyond any reasonable concern for noise abatement that might be associated with the project." And, "Since there is no indication that construction will be at night, and there are no known nests near the project, it is highly unlikely the NSO behavior will be impacted." Mr. Winter concludes that the proposed project will have no impact on NSO's habitat, nesting sites or behavior that are known to occur in the general vicinity. However, he recommends a preconstruction survey be conducted (included as Mitigation Measure#2 below) to check the nest structure just SE of the Pacheteau's Castle to determine if it is occupied but only if construction occurs between the spring months February – July. No preconstruction survey is required if construction occurs any other time of the year. Therefore, with the inclusion of Mitigation Measure #2 outlined below, impacts to potential NSO nesting sites will be reduced to a less than significant level.

- b. According to the Napa County Environmental Resource Maps (Natural Diversity Database layer) and the survey reports submitted to the County identified in (a.) above, no riparian habitat or other sensitive natural community exists within the project site. An upper USGS blue line tributary of Kortum Canyon Creek skirts the northwest corner of the winery parcel. It is located in a densely forested canyon below the Carriage House approximately 300 feet to the north. As described, the project may include earthmoving activities in association with seismic retrofit, foundation and stabilization work requiring the relocation of the Carriage House back from the existing slope of less than 10 percent. The work will be undertaken entirely within a previously disturbed area and does not include disturbance within or adjacent to this stream. The project is not within a stream setback or on a significant slope and is thus not affected by Napa County Conservation Regulations for stream setbacks or slope. Because the project is located within a previously disturbed area and does not include improvements within or around the blue line stream, no substantial adverse effects 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 will occur as a result of the project and therefore, with the mitigation measures as described below, a less than significant impact is expected.

- c. Neither the above mentioned surveys discussed in (a.) above nor the Napa County Environmental Resource Mapping (Calif. Dept. Fish & Game Natural Diversity Database, vernal pools, various, vernal pools,) identify the presence of Federally protected wetlands as defined by Section 404 of the Clean Water Act on-site and therefore no impact is expected.
- d. The project as proposed will not interfere substantially with the movement of any native resident or migratory fish or wildlife species. Based on the Napa County Environmental Resource Mapping, the project is not located within any established migration patterns or established native resident or migratory wildlife corridors. And with the inclusion of the mitigation measure #2 identified below, it will not impede the use of native wildlife nursery sites. No new fencing or structures are proposed which will impede wildlife movement. No existing native trees or landscaping will be removed and no work is proposed within or anywhere near the existing blue-line stream. Therefore, a less than significant impact to wildlife or fish values is expected.
- e. The proposed project is not subject to any local policies or ordinances protecting biological resources. Oak woodland and oak woodland habitat are identified for protection under Napa County General Plan 2008, policy CON-24 and CON-24 (b.). However, no oak woodland or oak woodland habitat areas exist within the project development area. The County does not have a tree protection ordinance. No significant trees are proposed for removal within the project area resulting in no conflict with any local policies or ordinances protecting biological resources.
- f. According to Napa County Environmental Resource Maps (Natural Diversity Database, California Native Plant Society and Watershed Overlays), 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 and therefore no conflict with any of the aforementioned plans.

Mitigation Measure(s):

- 2. The permittee shall avoid disturbance of potential raptor nests as follows:
 - Prior to issuance of any grading or building permit when said work is scheduled to occur during the breeding season between the spring months of February 1 through July 31, a qualified wildlife biologist shall conduct a preconstruction survey of all potential nesting habitat for Northern Spotted Owl (*Strix occidentalis caurina*)(NSOs) using established State and Federal survey protocols for raptors.
 - If active nests are found during the preconstruction survey, buffer zones shall be established consistent with the California Department of Fish and Game (CDFG) and U. S. Fish & Wildlife Service (USFWS) avoidance guidelines; however they may be modified in coordination with CDFG and USFWS based on existing conditions at the project site.
 - If preconstruction surveys indicate that nests are inactive or potential habitat unoccupied during the construction period, no further mitigation is required.
 - If earth disturbing or construction activities are delayed or suspended for more than one month after the preconstruction survey, the project site including the established buffer zone areas beyond the areas of earth disturbance or construction activity shall be resurveyed.

Method of Mitigation Monitoring

Mitigation Measure #2 requires the permittee to submit a raptor survey completed by a qualified wildlife biologist to the Planning Department for review and approval prior to the issuance of a grading or building permit if the work is scheduled to occur between the months of February 1 through July 31. The survey shall be current to within 30 days of commencement of said work. No preconstruction survey shall be required if grading or construction occurs outside the February - July time frame. If mitigation measures are not complied with, the County shall not issue a grading or building permit or any extensions thereof, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. This project site has been used for decades as a rural residential and vineyard farmstead with all wine production taking place off-site. Currently, there are two parcels associated with the project. They each contain an existing historical resource as defined by CEQA Guidelines Section 15064.5. A Lot Line Adjustment is proposed to bring the structures onto one 16.08 acre parcel and use them for wine production purposes. One of the structures was originally constructed in 1906 for then owner, Jacques Pacheteau, by builder W. A. Harrison. Known as Pacheteau's Castle, it was built as a 6,711 square foot, two-story (with full basement) residence. The structure is uniquely constructed with native stone and has a stone "false-front" with architectural features reminiscent of a church. The Castle is currently listed on the Napa County Historic Survey 1976-1978 and has a completed Department of Parks and Recreation (DPR) Form 523 with an historic evaluation code of NR 3S (meaning: "Appears eligible for separate listing on the National Register.") The second structure is an historic carriage house and is located within 200 feet northwest of the Castle. It was built in the early 1900's by William Corlett, a renown Bay Area architect of that era.

The California State Office of Historic Preservation (SHPO) considers designations or surveys out-dated when they are over five years old and require a new evaluation of existing conditions to determine eligibility. Because the County survey was completed in 1978, the County Planning Department requested a re-evaluation which was performed on March 12, 2008, by Juliana Inman, Architect (*Wallis Family Estate Winery, Calistoga, California: Historical Findings*, Juliana Inman, Architect, March 12, 2008). The report found both structures to be historically significant and eligible for listing in the National or California Historic Registers. According to the Ms. Inman, both the site and the structures meet the State's requirements for listing because they retain a very high degree of integrity in all the State historic eligibility criteria areas: location, design, setting, materials, workmanship, feeling and association in history.

As previously stated, the project proposes reuse of the two existing historic structures as a commercial winery. Both structures will require seismic retrofitting, as well as rehabilitation and restoration. The focus of the seismic retrofitting will be to stabilize the masonry "false-front" and other portions of the Castle. The Carriage House will also require seismic retrofitting and may entail moving the structure away from the existing slope to secure more stable soils. As stated in Ms. Inman's report, the project will incorporate the use of, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, (1995), Weeks and Grimmer, for the structures and the site.

Under current CEQA regulations, potential changes to historic (and archaeological) resources must be reviewed to determine significant impacts. When the above referenced Standards and Guidelines are incorporated into the project description, impacts to the historic resources are generally considered mitigated to a less than significant level. Based on Ms. Inman's analyses, the work described in the project statement conforms to all of the Secretary of the Interior's Standards thus reducing impacts to a less than significant level. Therefore, Mitigation Measure # 3 requires that at the building permit stage, a qualified historic architect will submit written verification that the construction plans for the project comply with, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, (1995), Weeks and Grimmer. With the inclusion of Mitigation Measure #3, substantial adverse change in the significance of a historical resource will be less than significant.

b. The site is previously disturbed and new earth disturbing activities resulting from grading; foundation work or landscape installation will be in the previously disturbed area. There are also no known archaeological resources previously documented within the project site. The closest documented site is approximately 900 feet northeast of the subject parcel. As stated above in (a.), Mitigation Measure #3 will provide verification from a qualified Historic Architect that the project complies with, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, (1995), Weeks and Grimmer. In specific, The Secretary of Interior's Standard # 8 provides protection to archaeological resources by requiring that: "Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures must be taken." The required protective measures are currently included in the Napa County standard conditions of approval for Archaeology. They state: "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. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98."

With the inclusion of the Standards and Napa County's standard conditions of approval governing archaeological finds, the potential for adverse change in the significance of archaeological resources is considered to be less than significant. Further, no unique paleontological or unique geological features are known to be located on or in the vicinity of the project site. As a result, this project is not expected to cause a substantial adverse change in the significance of a paleontological or unique geological feature.

Review of the actual site record related to this area shows that the survey, which was performed in August of 1998 on a property one-quarter of a mile north of the Wallis site, found the no archaeological resources were found within the survey boundary.

- c. No unique paleontological or unique geological features are known to be located on or in the vicinity of the project site. As a result, this project is not expected to cause a substantial adverse change in the significance of a paleontological or unique geological feature.
- d. No human remains have been encountered on the property during past residential, vineyard or road construction activities and no information has been encountered that would indicate human remains are interred on the project site. However, if human remains are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist is required to be retained to investigate the site in accordance with standard conditions of approval ensuring a less than significant impact to the disturbance of human remains.

Mitigation Measure(s):

- 3. The permittee shall provide written verification that the construction plans for the project fully comply with, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (1995), Weeks and Grimmer*. Said verification shall be submitted by a qualified historic architect prior to issuance of any grading or building permit.

Method of Mitigation Monitoring

Mitigation Measure # 3 requires the above described verification shall be prepared by a qualified historic architect and submitted by the permittee to the Planning Department for review and approval prior to the issuance of a grading or building.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI.	GEOLOGY AND SOILS. Would the project:				
	a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-i. There are no known faults on the project site as shown on the most recent Alquist-Priolo earthquake fault map. Therefore, the proposed facility would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on said earthquake fault map.
- a-ii. All areas of the Bay Area are subject to strong seismic ground shaking. This project proposes seismic retrofitting of both historic structures proposed for winery development. The remainder of the winery construction will be limited to restoration and rehabilitation of existing structure. As such it must comply with all the latest building standards and codes at the time of construction, including the current California Building Code and Historic Building Code, which would reduce any potential impacts to a less than significant level for strong seismic ground shaking.
- a-iii. No subsurface conditions have been identified on the project site that would indicate a susceptibility to seismic-related ground failure or liquefaction. Napa County Environmental Resource Mapping (liquefaction layer) indicates that the entire property is in the very low liquefaction category. Inclusion of building techniques under the California Building Code and Historic Building Code and adherence to County Road and Street standards for civil improvements will reduce any seismic-related ground failure relating to liquefaction to a less than significant level.
- a-iv. Napa County Environmental Resource Maps (landslide line, landslide polygon, and landslide geology layers) indicate the presence of a large landslide deposit categorized as questionable 275 feet south of the Castle. The project does not involve any development in this area. Existing structures involved in the project are on relatively level, stable soils that are not subject to earth movement or landslides. Therefore, the proposed project will not expose people or structures to potentially substantial adverse effects that include the risk of loss, injury, or death involving landslides.
- 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 development site contains soils classified as belonging to the Boomer-Forward-Felta complex. They are described as well-drained soils on uplands with low plasticity and expansion potential. These soils formed in material weathered from mixed igneous rocks. Soil permeability is moderately slow, and the hazard of erosion is slight on Boomer soils and severe on the Forward and Felta soils.

The development areas, consisting of two new parking areas and driveway widening, total less than one-third of an acre and are located on gently-sloping terrain with less than 10% slopes. The project will be required to incorporate Best Management Practices and will be subject to the Napa County Stormwater Ordinance. These regulations address sediment and erosion control and thereby ensure the development does not impact adjacent properties or drainages. Therefore, the potential for substantial soil erosion or loss of topsoil for the project is less than significant.
- c. Based on Napa County Environmental Sensitivity Mapping (Geology, Surficial Deposits GIS Layers) the project site is located on Pre-Quaternary surficial deposits and bedrock. This soil characterization is not known to be unstable, or one that would become unstable as a result of the project or potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Therefore, a less than significant is expected.
- d. The existing structures for the proposed winery project are not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property. Seismic retrofitting and rehabilitation of the winery facility must comply with all the latest building standards and codes at the time of construction, including the current California Building Code, State Historic Building Code and State OSHA regulations. A soils report, prepared by a qualified Engineer will be required as part of the building permit submittal. The report will address the soil stability, expansive soils and potential for liquefaction and will be used to design specific foundation systems and grading methods. These requirements combine to reduce any potential impacts to a less than significant level.
- e. The project includes construction of a below ground septic system for wastewater management which will require approval of a permit from the Department of Environmental Management. A preliminary septic design has been prepared by a qualified engineer as described in the, "Septic Feasibility Report" submitted by R.E.B. Engineering, Inc., on July 10, 2007. The report finds soil on the property is determined to be adequate to support the sanitary and process wastewater improvements proposed. The Napa County Department of Environmental

Management has reviewed the preliminary septic design application and finds the proposed system is sufficient to accommodate the proposed winery and domestic waste and recommends approval provided all conditions of approval, dated March 10, 2010, are met by the property owner. (See discussion and mitigation measures under Section XVI, Hydrology and Water Quality.) Therefore, based on the review and approval of Environmental Management, the soil on the property is found to be capable of supporting the proposed system and will result in a less than significant impact.

Mitigation Measure(s): None are required.

		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"/>
	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. The proposed project will not involve the transport of hazardous materials. A Hazardous Materials Management Plan will be required by the Department of Environmental Management prior to occupancy of the new winery facility which provides information on the types and amounts of hazardous materials stored on the project site. A business activity plan for the winery will be required by the Department of Environmental Management should the amount of these materials reach reportable levels. Because these plans are incorporated into the conditions of approval, a less than significant impact is expected.
- b. The proposed project will not involve activities whereby reasonable foreseeable upset and accident conditions will result involving the release of hazardous materials into the environment and therefore a less than significant impact is expected.
- c. The project will not have significant quantities of potentially hazardous materials and is not located within one-quarter mile of an existing or proposed school. No impact is expected.
- d. The subject property is not on any known list of hazardous materials sites therefore no impact is expected.

- e. The project site is not located within two miles of a public airport or planned public use airport and is outside any airport compatibility zones therefore no impact on people residing or working in the area is expected.
- f. The project site is not located within the vicinity of any private airstrip or planned private airstrip and therefore no impact on people residing or working in the area is expected.
- g. The project has been reviewed by the Napa County Fire Marshal and the Public Works Departments. They have included conditions of approval to widen the existing access driveway to the winery site to 18 feet with 2 foot shoulders to facilitate emergency ingress or egress. The project has been designed to comply with Napa County emergency access and response requirements. With the inclusion of the conditions of approval, the project will not result in a negative impact on emergency response and evacuation planning.
- h. The property is located in an area identified on the Napa County Environmental Sensitivity GIS map layers as a Very High Fire Hazard Severity Zone. The subject parcel is surrounded with dense forests to the north and west, making this area subject to increased fire risk from wild-land fires during the summer months. However, the immediate project site is located within a cleared area which offers existing defensible space around the project structures. In addition, these structures are adjacent to an existing manmade reservoir which provides immediate access to water for fire protection. The subject parcel is within 4.6 miles of the Big Tree Road Cal Fire station, the first responder to a potential fire, and one and a half miles west of the City of Calistoga Fire Station, the mutual aid responder to a fire call. Both stations are contracted to respond to fires in this area. The Napa County Fire Marshall has reviewed this application and has included conditions of approval requiring the installation of fire protection measures. These include: adequate water storage for fire protection, automatic sprinkler systems and fire extinguishing apparatus and are intended to reduce exposure of people and/or structures to wildland fires. With the inclusion of these measures and additional fire response coverage, a less than significant impact from exposure of people or structures to a significant risk of loss, injury or death involving wild-land fires is expected.

Mitigation Measure(s): None 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed winery will produce 30,000 gallons of wine per year and includes visitation of 108 persons per week and a revised marketing plan to include three events per year with a maximum of 75 persons and participation in the Wine Auction event with up to 150 persons. The project includes construction of a below ground septic system for wastewater management which will require a permit to construct from the Department of Environmental Management. A preliminary septic design has been prepared by a qualified engineer as described in the, "Wallis Winery Septic Feasibility Report" submitted by R.E.B. Engineering, Inc, on July 10, 2007. The report finds soil on the property is determined to be adequate to support the sanitary and process wastewater improvements proposed and an adequate reserve area has been identified on the site plan.

Environmental Management will require changes to the existing water supply in order to permit the proposed septic system. This is due to a change in the project statement that was submitted to the Planning Department on March 3, 2010. The original site plan shows the current water supply (2 wells and a spring) serves several parcels and multiple dwellings. Environmental Management stated in their revised comments dated March 10, 2010, that in order for the proposed development not to be regulated as a public water system, the existing interconnected water system must be reconstructed so that the lower well is only utilized by the winery and no longer serves the two residences. The applicant submitted a revised project statement indicating the lower well reconstructed so that it is the sole water source for the winery (Castle and Carriage House) and there will be no intermingling of water from the lower well with the upper wells/vineyard/residence water system.

As mentioned above, the Department of Environmental Management reviewed the applicant's proposed on-site below ground domestic and process wastewater system for the revised project and recommends approval of the application provided the revised conditions of approval dated March 10, 2010, are met by the property owner. **Mitigation Measure #4 as described below has been incorporated into the project to ensure the existing interconnected water system will be reconstructed so that the lower well is only utilized by the winery operation (Castle and Carriage House) and no longer serves the two residences.** Additionally, the applicant will be required to obtain all necessary permits from the Napa County Department of Public Works as required by the Napa County Stormwater Quality Management Ordinance. The ordinance requires incorporation of Best Management Practices the project (inclusive of road improvements and grading spoils) which will provide for adequate on-site containment of runoff during storm events through placement of siltation containment reduction 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 that 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.

The applicant has prepared a Phase I Water analysis for the project which has been reviewed by the Napa County Department of Public Works. The project is located in the Mountain Areas of the Napa Valley which has an established allowable water use allotment of 0.5 acre foot per acre per year. The project is located on a 16.08 acre parcel (pending a Lot Line Adjustment) which allows under County Ordinance, for an allotment of 8.4 acre feet per year (hereafter af/yr). Water for the proposed winery will be supplied by one existing on-site well that will be reconstructed to serve only the winery operation and manmade reservoir for fire protection.

The Phase 1 Water Availability Analysis indicates that existing water demand for the site is 0.75 af/yr including: 0.75 af/yr for the existing residence and landscaping. The proposed total water demand for the site (including visitation and marketing) is estimated at 0.8 af/yr. The proposed includes: 0.8 af/yr for winery related uses and landscaping. This represents only a slight increase in water use totaling: 0.05 af/yr over existing uses. The minor increase is a result of the change in use from residential to a winery (commercial) use. Both the existing and proposed estimated water use falls well below the fair share allotment established by the County. The County has not received any comments or complaints that existing ground water use from the property has affected any neighboring wells during the prior history of the project. The applicant indicates the existing well has no performance issues. As a standard condition of all new use permit approvals, the County requires the permittee to monitor ground water usage. Standard Conditions ensuring a less than significant impact to groundwater supplies or recharge will include:

WELLS:

The permittee shall be required (at the permittee's expense) to provide well monitoring data if it the Director of Environmental Management determines that water usage at the winery is affecting, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the County Code section 13.15.070.G-K.

With the inclusion of the above standard conditions of approval to monitor water usage and based on the estimated slight (0.05 af/yr) increase in water use, 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 and thus result in a less than significant impact.

- c-d. The proposed project will not substantially alter the drainage pattern on-site or cause a significant increase in erosion or siltation on or off site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding. The site is nearly flat with a less than 10% average slope in the areas proposed to be disturbed. The project will incorporate erosion control measures appropriate to its maximum slope to manage onsite surface drainage and erosion of onsite soils during construction and winter months (October to April). By incorporating these erosion control measures, alteration of drainage patterns or increase in erosion or siltation on or off site is expected to be a less than a significant impact. Excess soil from graded areas (driveway widening and parking lots) will be spread uniformly throughout the existing site and will be incorporated with the native soil and/or hauled offsite to an approved location. There will be an increase in the overall impervious surface resulting from the new winery driveway and parking areas. However, given the relatively flat topography surrounding the proposed winery, storm waters will be directed in a sheet flow action and be allowed to filtrate over the existing open area. This type of runoff pattern is not expected to generate a change to the drainage pattern or cause a substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on or off site and would thus result in a less than significant impact on drainage patterns and surface runoff.
- e. The proposed project will not 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. The area proposed for ground disturbance is minimal, totaling approximately 0.33 acres. In accordance with current Napa County Code, the applicant will be required to obtain a Storm Water Pollution Management Permit that incorporates storm water and erosion control Best Management Practices under the standards developed in the County's National Pollutant Discharge Elimination System, Phase II Storm Water permit. With the implementation of the above described requirements, the impacts on existing or planned storm water drainage due to water runoff or impacts creating additional polluted runoff will be less than significant.
- f. There are no other factors in this proposal that would otherwise substantially degrade water quality. Therefore, a less than significant impact is expected. [See discussion in (a.) above and Mitigation Measure #4 described below.]
- g.- i. According to Napa County Environmental Resource Mapping (floodplain and dam levee Inundation layers), the project will not place housing or structures within a Federally mapped 100 year floodplain or other mapped flood hazard area. No housing is proposed as part of this project. The project is not within a 100 year floodplain area. Therefore, no impacts to housing or structures from flooding or inundation will occur as a result of the project. According to the Napa County Environmental Resources Mapping (Dam Levee Inundation Layer) no portion of the project is within an inundation area – the closest of which is over three-quarters of a mile northeast of the project site. Therefore, exposure to people or structures to a significant risk of loss, injury or death due to inundation is not expected.
- j. The parcel is not located in an area that is subject to inundation by seiche, tsunami, or mudflow. Therefore, no impact is expected.

Mitigation Measures:

- 4. The existing interconnected water system shall be reconstructed so that the lower well shall only be utilized by the winery (Castle and Carriage House) and no longer serves the two residences. The new system shall be reviewed, inspected and approved as meeting all requirements of the Napa County Environmental Management Department prior to issuance of a building clearance for any portion of the winery facility. In addition, the applicant shall provide information on the water system including a well yield report as required by the Department of Environmental Management prior to issuance of a building permit for any portion of the winery facility.

Method of Mitigation Monitoring

Mitigation Measure #4 requires the applicant to submit civil improvement drawings that shall show the well and related pipeline(s) and clearly show the existing lower well will only serve the winery. The water system construction shall be subject to inspection by the Napa County Department of Environmental Management.

	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 checked="" type="checkbox"/>	<input 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 open space and small scale agricultural uses. The improvements proposed are in support of the existing ongoing agricultural use of the property. No aspects of the project proposal that will have an affect of physically dividing a community. Therefore, the project as proposed will have a less than significant impact on the surrounding established community.

b. The chief goals established by the Napa County General Plan 2008 are to plan for agriculture and related activities as the primary land use in Napa County and to concentrate urban uses in existing cities and urban areas. The property's General Plan land use designation is AWOS (Agriculture, Watershed and Open Space), which allows agriculture and the "processing of agricultural products." More specifically, **Agricultural Policy AG/LU-1 & AG/LU-2** of the County General Plan recognizes wineries and any use clearly accessory to a winery, as agriculture. The proposed project allows for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan. The project also allows for the rehabilitation and reuse of two Historic Resources; one which is designated as eligible on the California Historic Register and second that has been evaluated as meeting the criteria for eligibility for listing. The proposed reuse is supported by the Napa County General Plan 2008, **Cultural Resources Policies: CC-17, CC-18, CC-19, CC-24 and CC-26** which have been adopted for the purpose of avoiding or mitigating the effect on significant Historic Resources.

The subject parcel is located in the AW (Agricultural Watershed) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The wine production building (Carriage House) is currently located on a parcel adjacent to the Castle, the designated winery accessory building. Because the wine production is considered a principle agricultural use, a lot line adjustment will be required to bring the Castle onto the same parcel as the Carriage House. A condition of approval for the recordation of the Lot Line Adjustment to bring both structures onto the same parcel will be required prior to issuance of the final certificate of occupancy for the wine production building (Carriage House) thus ensuring the use permit will be in full compliance with the existing Agricultural Watershed (AW) zoning regulations. The winery facility will be located on slopes averaging 10%. Therefore, the improvements are consistent with the Napa County Conservation Regulation and does not require a slope exemption under 18.108.060 (A.) for slopes 30% or greater. 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. Therefore, no conflicts with existing plans, regulations or policies are expected.

c. There are no habitat conservation plans or natural community conservation plans applicable to the property. Therefore, no impact will occur.

Mitigation Measures: None 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:

The proposed project will not result in impacts to mineral resources or mineral resource recovery sites based on the Napa County resources mapping (Soil Type, Surficial Deposits Overlays), Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report (*Mines and Mineral Deposits*, BDR Figure 2-2) and Napa County General Plan (2008) Figure AG/LU-63.

- a. The project site does not contain any known mineral resources.
- b. The project is not designated as a locally important mineral resource recovery site.

Mitigation Measures: None 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 groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a.-b. The project is located in a rural agricultural setting on top of an intermediate ridge surrounded on three sides by forested lands. The nearest off-site commercial development to the proposed winery is Diamond Creek Vineyards winery which is approximately 600 feet to the north. Two other wineries, Von Strasser Winery and Reverie on Diamond Mountain are located approximately 1,500 feet north of the project site. The nearest residence to the proposed winery is owned by the applicant and is 426 feet away. Three other residences surround the project site at a distance ranging from 1,200 – 1,500 feet. The City limit line of Calistoga is approximately one-half mile southeast of the project site and the City sewage treatment plant is one and one-quarter miles southeast of the project. Overall construction noise will be minimal because the proposed winery structures currently exist. A majority of construction noise will occur in the

interior of the buildings during the restoration process. Noise from construction of the driveway widening and retrofitting activities will cause a temporary increase in noise levels. Standard Conditions of Approval require that construction activities occur during the daylight hours between 7 am and 7 pm on weekdays- normal waking hours and construction vehicles are properly muffled. Therefore, noise generated during this time is not anticipated to be significant. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (County Code Chapter 8.16). Construction noise may result in short-term ground-borne vibrations and noise levels. However, given the generally sparsely populated agricultural setting, there is a relatively low potential for noise from the construction site as conditioned thus resulting in a less than significant impact.

c.-d. Noise from the proposed winery operations is generally limited and typical of agricultural winery and rural uses. However, the proposed marketing plan could create additional noise impacts. The submitted marketing plan is limited to: three private food and wine tasting events per year with 75 persons per event and participation in the Napa Valley Wine Auction with a maximum of no more than 150 persons.

The Napa County Code (Chapter 18.16) and standard conditions of approval address noise related issues. Standard Conditions of approval include:

NOISE:

Construction noise shall be minimized to the maximum extent practical and allowable under State and local safety laws. Construction equipment shall be muffled and hours of operation shall be in compliance with County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road condition require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings

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 normal conversation), the area surrounding the subject property is very lightly developed with the nearest residence located 426 feet from the proposed winery. Outdoor noise-producing activities associated with the use would generally occur from 7:00 am to 6:00 pm, except during harvest. Marketing events must cease by 10 PM. Further, Napa County has a right to farm policy that proclaims that people may be subjected to noises and other annoyances from agricultural operations. With the inclusion of the above conditions of approval to reduce ambient noise levels and continued adherence to Napa County's Exterior Noise Ordinance by the Department of Environmental Management and the Napa County Sheriff, marketing events and other winery operational activities are not expected to create a substantial temporary, periodic or permanently increase to ambient noise levels and therefore, impacts are expected to be less than significant.

e.-f. The project site is not located within an airport land use plan nor is it within two miles of a public airport or private airstrip. Therefore, no impact will occur.

Mitigation Measures: None 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. - b. This project proposes to convert an existing residence to a hospitality/administration building, construct a winery production building and make minor civil improvements the existing private driveway serving the property. No new homes or extension of roads are proposed as

part of this project. The applicant is, however, requesting approval to allow two full-time and three part-time employees and this new employment may lead to some population growth in Napa County. However, the County's housing impact mitigation fee, which provides funding to meet local housing needs and would be applied to the building permits associated with this project, would act to reduce the very limited population growth potentially resulting from this project to a level of insignificance. The project will not displace substantial numbers of existing housing or numbers of people or necessitate the construction of replacement housing elsewhere. While the project proposes to convert one existing residence to agriculture/winery use a single family residential use is still allowed on the property and thus would not necessitate construction of replacement housing elsewhere. No impact resulting in the displacement of substantial numbers of existing housing or people is expected

Mitigation Measures: None 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. The project site is located within the unincorporated area of Napa County. The site is currently served by the Napa County Fire Department and the Napa County Sheriff's Department. No new facilities or public services will be required as a result of approval of this project. Prior to commencing construction, the project will be subject to the payment of building permit fees which pay for the time and services provided by the County to review and inspect the project. Based on the project valuation, the project is also subject to payment of a housing impact fee and increased property taxes which are used to offset the project's fair share contribution toward public services.

Fire protection measures are required as part of the entire project development pursuant to the Napa County Fire Marshall's conditions of approval including the provision of sufficient, permanent water storage for fire protection. County fire services and police protection are already provided to this site and there will be no foreseeable impacts to emergency response times resulting from this project with the inclusion of conditions of approval from the Napa County Public Works Department and the Napa County Fire Marshal. 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. Therefore, proposed project will have a less than significant impact on public services.

Mitigation Measures: None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION. Would the project:				

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

Discussion:

a.-b. No portion of this historic winery development project would significantly increase the use of existing recreational facilities. This project does not include recreational facilities nor does it require the construction or expansion of recreational facilities in the vicinity which will have a significant adverse effect on the environment. Therefore, no impact is expected.

Mitigation Measures: None 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a.-b. Access to the project site is from an existing private driveway on the northeast side of Pacheteau Road which is located approximately 680 feet northwest of its intersection with Diamond Mountain Road and one and a half miles west of the City of Calistoga. The private driveway serves two other properties owned by the applicant; Diamond Mountain Road is a County maintained public road. On January 25, 2010, the project's civil engineer, Applied Civil Engineering, submitted the project traffic information sheet and a report providing supporting traffic calculations for estimated weekday and weekend visitation and marketing event traffic counts as well as a sight distance report.

Traffic volume on Diamond Mountain Road equates to Level of Service A. The most recent traffic counts on Diamond Mountain Road south of Pacheteau Road were taken five years ago in 2005 and measured 112 vehicles average daily traffic (ADT). Public Works states these counts have not been updated. The submitted traffic information sheet indicates the subject property currently generates approximately 48 trips daily, of which 9 occur in the P.M. peak hour. With the proposed project, the property's trip generation will increase to 58 daily trips on typical business days (with 13 during peak PM). Marketing events, which are only proposed 3 times per year, will generate approximately 104 trips per event. According to the evaluation performed by County Transportation Engineer, Rick Marshall, "The "net increase" of traffic associated with the project represents 10 daily trips during routine operations, and 58 daily trips during the maximum-size marketing events." His comments state there will actually be a reduction in grape hauling trips during harvest because the

project will deliver to the proposed on-site winery production facility versus to the off-site operation now employed. With the implementation of the proposed trip reduction strategies including:

- Tours and tasting scheduled so that guests arrive and depart outside peak hours;
- Tour and tasting not scheduled on the same day as marketing; and,
- Marketing events not scheduled on harvest or crush days,

a majority of the additional traffic will occur outside of either weekday or weekend peak hours. Concerns regarding sight distances from the project access driveway to Pacheteau Road were also raised. Mr. Marshall notes this issue was resolved because the project engineer submitted adequate documentation showing the existing driveways meet the sight distance requirements in accordance with Caltrans' Highway Design Manual. In conclusion, Mr. Marshall stated that with the inclusion of the trip reduction strategies, the proposed project will not represent a substantial impact. He recommended the strategies be included in the project conditions of approval.

Therefore, the additional traffic will not result in a noticeable change to the traffic volumes nor impact the Level of Service on Diamond Mountain Road or at any intersections on Diamond Mountain Road. The net increase of traffic attributable to the proposed project will be arriving and departing the site throughout the day thus not resulting in a noticeable increase in traffic. The project will also not result in a significant impact individually or cumulatively to the surrounding street capacity, traffic load or level of service.

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

d.-e. A report submitted by Applied Civil Engineering dated Sept 28, 2009, analyzes the north and south sight distances at the existing driveway onto Pacheteau Road. It concludes the existing distances exceed Napa County Road and Street Standards and Caltrans requirements for stopping sight distance which are 110 feet and 150 feet respectively. (Current project proposal sight distances are: Looking north: 210+ feet; looking south: 150 feet.) The Napa County Transportation Engineer concurs that the stopping sight distances are within County and Caltrans' Highway Design Manual standards.

The project also incorporates widening the private driveway entrance to a width of 18 feet with 2 foot shoulders to meet Napa County Road Standards for commercial installations. According to the Fire Marshall, the project site incorporates two areas equaling the standard hammer head emergency vehicle turning radii: the area east of the Castle and entrance to the "event" parking lot. The entrance gate to the project is located 150 feet from its intersection with Pacheteau Road providing adequate ingress/egress area for vehicles access. The applicant will be required to meet all County Department conditions of approval prior to issuance of a Temporary or Final Certificate of Occupancy for the winery. Therefore, as conditioned, the project impacts related to traffic hazards and emergency access are expected result in a less than significant.

f. This application proposes 27 parking spaces, including two ADA-accessible spaces. Two public parking areas will be provided to the north and south of the Castle. Two employee areas will be located behind the Castle and also to the west of the Carriage House. With two full-time and three part-time winery employees and 18 busiest day by-appointment tours and tasting visitors, the 27 proposed parking spaces is more than adequate to provide parking over the course of an eight hour day. Where marketing event visitation exceeds parking capacity, standard conditions of approval disallow parking in the right-of-way or emergency access. Based on the parking proposed and alternate space available, staff does not anticipate the need for off-site shuttling. With the inclusion of Standard Conditions of Approval, the proposed project will not result in inadequate parking facilities.

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

Mitigation Measures: None 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 related to wastewater discharge.
- b. Wastewater disposal for the project will be accommodated on site in compliance with State and County regulations as specified in the conditions of approval from the Department of Environmental Management as discussed under Hydrology and Water Quality Section VIII., Mitigation # 4. The proposed winery domestic and process wastewater system is described in full in the submitted wastewater and septic feasibility report ("Wallis Winery Septic Feasibility Report" submitted by R.E.B. Engineering, Inc, on July 10, 2007). The system consists of treating and disposing of the process and sanitary wastewater from the proposed winery via a standard sub-surface gravity distribution type septic system. The existing residence will be converted and used as a hospitality/administration building. The final leach line trenching area is proposed to provide 9 lines at 100 feet for a total of 900 feet of trench. The Department of Environmental Management has reviewed the proposed wastewater treatment system and proposed reserve area and recommends approval with the inclusion of conditions of approval and mitigation # 4 as previously noted. With the inclusion of these conditions and mitigation, no new water or wastewater facilities will be constructed which will cause a significant environmental impact.
- 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, this project will result in a slight increase in groundwater usage of the existing on-site well which remains below the County established threshold for the parcel.
- 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 (See discussion under Hydrology and Water Quality Section VIII. Mitigation # 4.)

Mitigation Measures: None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. As substantiated by the two biological assessments performed in 2009 and 2010, and as mitigated by **Mitigation Measure # 2** in Section IV.: Biological Resources and **Mitigation Measure #3**, Section V.: Cultural Resources, the project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b. As discussed above, the proposed project does not have impacts that are individually limited, but cumulatively considerable.
- c. As mitigated by **Mitigation Measure #1**, Section I.: Aesthetics; and, **Mitigation Measure #4**, Section VIII.: Hydrology and Water Quality, there are no environmental effects caused by this project that would result in substantial adverse effects on human beings, whether directly or indirectly.

PROJECT REVISION STATEMENT

RECEIVED

**Wallis Family Estate Winery / Edward James Wallis
Use Permit #P08-00197- UP**

MAR 19 2010

**[APN's: 020-450-013 SFAP, 014, 015 SFAP, 016 SFAP, 017 SFAP
(Pending a Lot Line Adjustment)]**

**SONOMA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**

I hereby revise my above referenced use permit proposal to include the following mitigation measures as specified below:

1. Aesthetics:

Detailed grading and landscaping plans, including parking details, and existing and proposed landscape areas and installation thereof, shall be reviewed and approved by a licensed historic architect for compliance with, *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review shall include a report stating all plans and construction methods employed comply with the Standards prior to issuance of any grading or building permits.

2. Biological Resources:

The permittee shall avoid disturbance of potential raptor nests as follows:

- Prior to issuance of any grading or building permit when said work is scheduled to occur during the breeding season between the spring months of February 1 through July 31, a qualified wildlife biologist shall conduct a preconstruction survey of all potential nesting habitat for Northern Spotted Owl (*Strix occidentalis caurina*)(NSOs) using established State and Federal survey protocols for raptors.
- If active nests are found during the preconstruction survey, buffer zones shall be established consistent with the California Department of Fish and Game (CDFG) and U. S. Fish & Wildlife Service (USFWS) avoidance guidelines; however they may be modified in coordination with CDFG and USFWS based on existing conditions at the project site.
- If preconstruction surveys indicate that nests are inactive or potential habitat unoccupied during the construction period, no further mitigation is required.
- If earth disturbing or construction activities are delayed or suspended for more than one month after the preconstruction survey, the project site including the established buffer zone areas beyond the areas of earth disturbance or construction activity shall be resurveyed.

3. Cultural Resources:


The permittee shall provide written verification that the construction plans for the project fully comply with, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, (1995), Weeks and Grimmer. Said verification shall be submitted by a qualified historic architect prior to issuance of any grading or building permit.

4. Hydrology & Water Quality:

The existing interconnected water system shall be reconstructed so that the lower well shall only be utilized by the winery (Castle and Carriage House) and no longer serves the two residences. The new system shall be reviewed, inspected and approved as meeting all requirements of the Napa County Environmental Management Department prior to issuance of a building clearance for any portion of the winery facility. In addition, the applicant shall provide information on the water system including a well yield report as required by the Department of Environmental Management prior to issuance of a building permit for any portion of the winery facility.

I further commit myself and my successors-in-interest to communicate the above specified requirements in writing to any future purchasers or renters of property prior to the transfer of any deeds or the signature of any contracts.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

	Edward Wallis	owner	3/18/10
Signature of Owner(s)	Print Name	Interest	Date

MITIGATION MONITORING AND REPORTING PROGRAM

Wallis Family Estate Winery / Edward James Wallis




Use Permit #P08-00197- UP

[APN's: 020-450-013 SFAP, 014, 015 SFAP, 016 SFAP, 017 SFAP,

(Pending a Lot Line Adjustment)]

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
<p>Aesthetics (Section I.)</p> <p>Detailed grading and landscaping plans, including parking details, and existing and proposed landscape areas and installation thereof, shall be reviewed and approved by a licensed historic architect for compliance with, <i>The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>. The review shall include a report stating all plans and construction methods employed comply with the Standards prior to issuance of any grading or building permits.</p>	<p>Conservation, Development & Planning Department</p>	<p>Written verification from an historic architect shall be submitted stating all plans and construction methods comply with, <i>The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>. The verification shall accompany any and all plans for the project for review and approval by the Planning Department prior to issuance of any project related grading or building permits</p>	
<p>Biological Resources (Section IV.)</p> <p>The permittee shall avoid disturbance of potential raptor nests as follows:</p> <ul style="list-style-type: none"> • Prior to issuance of any grading or building permit when said work is scheduled to occur during the breeding season between the spring months of February 1 through July 31, a qualified wildlife biologist shall conduct a preconstruction survey of all potential nesting habitat for Northern Spotted Owl (<i>Strix occidentalis caurina</i>)(NSOs) using established State and Federal survey protocols for raptors. • If active nests are found during the preconstruction survey, buffer zones shall be established consistent with the California Department of Fish and Game (CDFG) and U. S. Fish & Wildlife Service (USFWS) avoidance guidelines; however they may be modified in 	<p>Conservation, Development & Planning Department</p>	<p>The permittee shall submit a raptor survey completed by a qualified wildlife biologist to the Planning Department for review and approval prior to the issuance of a grading or building permit if the work is scheduled to occur between the months of February 1 through July 31. The survey shall be current to within 30 days of commencement of said work. No preconstruction survey shall be required if grading or construction occurs outside the February - July time frame. If</p>	

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
<p>coordination with CDFG and USFWS based on existing conditions at the project site.</p> <ul style="list-style-type: none"> if preconstruction surveys indicate that nests are inactive or potential habitat unoccupied during the construction period, no further mitigation is required. if earth disturbing or construction activities are delayed or suspended for more than one month after the preconstruction survey, the project site including the established buffer zone areas beyond the areas of earth disturbance or construction activity shall be resurveyed. 		<p>mitigation measures are not complied with, the County shall not issue a grading or building permit or any extensions thereof, for the project.</p>	
Cultural Resources (Section V.)			
<p>The permittee shall provide written verification that the construction plans for the project fully comply with, <i>The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (1995), Weeks and Grimmer.</i> Said verification shall be submitted by a qualified historic architect prior to issuance of any grading or building permit.</p>	<p>Conservation, Development & Planning Department</p>	<p>Verification shall be prepared by a qualified historic architect and submitted by the permittee to the Planning Department for review and approval prior to the issuance of a grading or building.</p>	
Hydrology and Water Quality (Section VIII.)			
<p>The existing interconnected water system shall be reconstructed so that the lower well shall only be utilized by the winery (Castle and Carriage House) and no longer serves the two residences. The new system shall be reviewed, inspected and approved as meeting all requirements of the Napa County Environmental Management Department prior to issuance of a building clearance for any portion of the winery facility. In addition, the applicant shall provide information on the water system including a well yield report as required by the Department of Environmental Management prior to issuance of a building permit for any portion of the winery facility.</p>	<p>Department of Environmental Management</p>	<p>The applicant shall submit civil improvement drawings that shall show the well and related pipeline(s) and clearly show the existing lower well will only serve the winery. The water system construction shall be subject to inspection by the Napa County Department of Environmental Management.</p>	

 Signature of Owner(s) _____ Print Name _____ Interest _____ Date 3/18/10