

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

Notice of Intent to Adopt a

- NEGATIVE DECLARATION.**
 MITIGATED NEGATIVE DECLARATION.

1. **Project Title:** Ceja Family Winery Use Permit #P09-00352-UP and Variance #P10-00171-VAR
2. **Property Owner:** Amelia Moran Ceja and Family
3. **Contact person and phone number:** Patricia Hornisher, Planner III, (707) 299-1349, Trish.Hornisher@countyofnapa.org
4. **Project location and APN:** The project is located on a 10.39 acre parcel on the northwest side of Las Amigas Road approximately 350 feet east of its intersection from Cuttings Wharf Road and approximately 2 miles southwest of St. Hwy 12/121. Assessor's Parcel Number: 047-240-037; 1016 Las Amigas Road, Napa CA 94558.
5. **Project Sponsor's Name and Address:** Amelia Moran Ceja; P. O. Box 5759; Napa, CA 94558
6. **Hazardous Waste Sites:** The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
7. **General Plan designation:** Agricultural Resource (AR)
8. **Zoning district:** Agricultural Watershed:Airport Compatibility Combination District (AW:AC)
9. **Project Description:**

Variance: Approval of a Variance (#P10-00171-VAR) from the required road setbacks set forth in Napa County Code section 18.104.230 (A.) (2.) to allow the construction of a winery building 130 feet from the centerline of a shared private access road where 300 feet is required.

Use Permit: Approval of a Use Permit (#P09-00352-UP) to establish a new 45,000 gallon per year winery in three phases (Phase I, II & III) totaling 31,200 square feet as proposed below:

Phase I: Demolish an existing barn and two small agricultural structures; construct a new, two-story fermentation building with barrel storage, mechanical room, administrative office, wine library and tasting room and covered crush pad/work areas for a first phase winery totaling 21,603 square feet; 10 full-time and 5 part-time employees; 23 parking spaces (including one ADA-accessible space); Tours and Tasting By Appointment Only for a maximum of 24 visitors per day (168 maximum per week); a Marketing plan with four 20-person food and wine pairing events per month, four 50-person industry/wine club events per year, one wine auction event per year and participation in the Napa Valley Wine Auction (all events will serve food items); install a commercial kitchen; install a combined wastewater disposal system for winery process and winery and domestic sanitary wastewater via a subsurface drip dispersal system with effluent pretreatment; make improvements to the existing main access for winery production use in accordance with the Napa County Road and Street Standards.

Phase II: Construct a second 5,760 square foot two-story structure immediately adjacent to the proposed Phase I winery structure to include a second outdoor crush/work area, additional barrel storage, storage, a commercial kitchen, hospitality area and outdoor patio area.

Phase III: Construct an addition to the Phase II structure totaling 3,837 square feet to include additional wine storage; a mechanical equipment room and an outdoor patio

PRELIMINARY DETERMINATION:

The Conservation, Development and Planning Director of Napa County has tentatively determined that the following project would **not** have a significant effect on the environment and the County intends to adopt a **Negative Declaration**. Documentation supporting this determination is contained in the attached Initial Study Checklist and is available for inspection at the Napa County Conservation, Development and Planning Department Office, 1195 Third St., Room 210, Napa, California 94559, between the hours of 8:00 AM and 4:45 PM Monday through Friday (except holidays).

DATE: May 25, 2010

Patricia Hornisher
BY: Patricia Hornisher, Planner III

WRITTEN COMMENT PERIOD: May 27, 2010, to the conclusion of the public hearing before the Conservation, Development, and Planning Commission scheduled on June 16, 2010.

Please send written comments to the attention of: Conservation, Development & Planning Department; c/o Patricia Hornisher, Planner III; 1195 Third St., Room 210; Napa, California 94559, or via e-mail to Trish.Hornisher@countyofnapa.org. A public hearing on this project is tentatively scheduled for the Napa County Planning Commission at 9:00 AM or later on Wednesday, **June 16, 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) 253-4416

Initial Study Checklist
(Reference CEQA, Appendix G)

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Phase III: Construct an addition to the Phase II structure totaling 3,837 square feet to include additional wine storage; a mechanical equipment room and an outdoor patio
10. **Environmental setting and surrounding land uses:**

The project is located on a 10.39 acre parcel within the lower southwestern reaches of the Napa River Valley approximately 5 ½ miles southwest of the City of Napa central business district and 3 miles north of the City of American Canyon. The area designated for development is nearly level (slopes typically 0-2 %) and is at an elevation of 25 - 35 feet above mean sea level (MSL).

The Napa River lays approximately three-quarters of a mile south of the project site. Carneros Creek is located 475 feet to the west and the 100 year floodplain boundary is one-third of a mile to the east of the project site. The site's Class II silt loams and silty clay loams of the Cole series overlie alluvial fans and flood plains. These soils are rather poorly drained with runoff that is very slow and permeability is moderately slow. Native vegetation consists chiefly of annual grasses, scattered oaks and grapevines with ornamental landscaping adjacent to existing structures. The West Napa Fault Zone is located within 2,200 feet of the project site.

Surrounding land uses are agricultural, predominantly grapes and some small farm animal grazing with single family residences on parcels ranging in size from a one acre to thirty acres. Seven other medium to large winery production facilities as well as associated vineyard land and agricultural structures also surround the property within a two mile radius. The project is located 2 1/4 miles northwest of the Napa County Airport and is within the Napa County Airport Compatibility Zone E which is considered "Other Airport Environs" with low accident risk. Existing uses on the site include 7.6 acres of producing vineyards (6.0 acres after development), a small pond covering one-third of an acre, a main residence with attached Bed & Breakfast (1 bed) unit, a large two-story storage unit, a barn and two agricultural sheds. The barn, two sheds and 1.6 acres of vineyard will be removed to create the winery development site.

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

Responsible (R) and Trustee (T) Agencies
N/A

Other Agencies Contacted
Department of Alcoholic Beverage Control
Tobacco Tax & Trade Bureau –
U.S Department of the Treasury
City of Napa & City of American Canyon

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

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

Patricia Hornisher
Signature

May 25, 2010
Date

Patricia Hornisher, Planner III

Napa County Conservation, Development and Planning Department

ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. 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 to the viewer." (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 site is located in the southwestern reaches of the Napa Valley on the north side of Las Amigas Road, a County maintained collector road. The project development area is nearly level and being less than 15% slopes, is not subject to the Napa County Viewshed Ordinance. Las Amigas Road is not a locally designated Viewshed Ordinance roadway. St. Highway 12/121 is the closest locally designated scenic roadway; however, neither the winery nor the associated development will be visible from this road. Since the proposed project is not located within a state or local scenic vista, no significant impact will result.
- b. The project is not on a State or local scenic highway and does not contain any scenic resources such as rock outcropping or historic buildings. An existing barn and two storage buildings will be removed as part of the project. Attached, and incorporated by reference, is an historic assessment of the structures prepared by a qualified archeologist, which indicates that the structures do not meet thresholds for historic listing. Also, several ornamental trees in the vicinity of the barn will be removed. None of these features are considered significant and removal will not result in an adverse impact.
- c. The proposed winery structures will be located approximately 310 feet from the centerline of Las Amigas Road behind the existing main residence. Its location is consistent with the required setback for wineries from Las Amigas Road and maintains the same or greater distance from the road as other farmsteads in the area. The public view of the existing entrance on Las Amigas Road will minimally change with the widening of the existing driveway or construction of winery structures because the existing trees along the road and surrounding the residence will be retained to provide screening. The proposed structures will be surrounded on three sides with existing vineyards thus affording natural screening and retaining the existing expanse of vineyard views as seen by the traveling public. While the second story of both structures and the upper portion of the proposed tower feature will be visible from this road, the applicant has submitted a landscaping plan proposing substantial native tree and shrub plantings that will screen and soften the views of the front elevation of the winery structure. Evergreen landscaping is required as a condition of approval to screen industrial portions of the facility from adjacent residential properties that can view these portions. (The Condition of Approval states: *Evergreen screening shall be 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.*)

The proposed new winery is designed in the California Mission style and is similar in height and massing as other wineries of equivalent production capacity in the area. A light colored metal roof, light colored stucco, native stone and wood stained exterior materials are proposed. As a condition of approval, the color scheme of these finishing materials is required to blend with the existing natural environment with approval from the Planning Department prior to building permit issuance as follows: *The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation and the applicant shall obtain written approval by the Conservation, Development and Planning Department prior to painting the building. Highly reflective surfaces shall be prohibited.* As previously mentioned, the required landscaping will act to blend the massing and height of the remaining upper portions of the winery. In addition, evergreen landscaping is required as a condition of approval to screen industrial portions of the facility from adjacent residential properties that can view these portions. Thus, the natural and planned landscaping will thus minimize visual impacts when viewed from various vantage points against the distant western hills. Therefore, due to its location, landscaping, design, massing and color scheme, the project as proposed will not substantially degrade the existing visual character or quality of the site and its surroundings.

- d. Installation of lighting at the new facility will result in a minor increase in the nighttime lighting. In accordance with County standards, all exterior lighting will be the minimum necessary for operational and security needs. In addition, standard conditions of approval require light fixtures be kept as low to the ground as possible and include shields to deflect the light downward and avoid highly reflective surfaces. As designed, and as subject to standard conditions of approval, the project will not have a significant impact from light or glare.

Mitigation Measure(s): None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The site is entirely located within an area designated as Prime Farmland based on the California Department of Conservation Farmlands 2006 mapping. The project as designed, proposes to permanently remove approximately 1.6 of the existing 7.6 acres of mature vines to allow the construction of a new winery buildings for the three Phases, patios, production driveway, parking area and waste water treatment areas. Long term, the site will continue to support approximately 6.0 acres of estate vineyards which will be used entirely by the winery to produce estate wines. Wineries and winery accessory uses are considered "agricultural uses" under the 2008 Napa County General Plan policy AG/LU-2 and therefore, this project would not result in the conversion of mapped Farmland to a non-agricultural use.
- b. The zoning designation for the project site is Agricultural Watershed: Airport Compatibility combination district (AW: AC) with a land use designation of Agricultural Resource (AR) on the Napa County General Plan Land Use Map. Napa County Agricultural Watershed zoning allows for a limited number of residential uses and accessory uses outright and wineries upon grant of a use permit. These AW permitted uses are also allowed within the AC: combination district although amphitheaters, landfills and ponds are not permitted. The site is currently developed with one residential with attached (use permit approved) Bed & Breakfast use, several accessory structures and approximately 7.6 acres of producing vines. The new development proposes to replace only the accessory structures and add a winery facility for wine production, wine storage and related accessory uses of the property. Existing and proposed development on this site is consistent with existing AW:AC zoning for allowed agricultural and airport uses upon use permit approval. This site is not under a Williamson Act contract. Since there is neither a conflict with existing zoning for agricultural or airport compatibility uses, nor is there a Williamson contract on the parcel, a less than significant impact will result.
- c. A minimal conversion of farmland would result from this project, but would be considered less than significant. The facility proposed is an agricultural processing facility, which will utilize grapes grown onsite. A winery and accessory uses are considered agricultural uses under Napa County Code Section 18.08.640 and act to support and strengthen future agricultural activities. Therefore, this proposal contains no other changes in the existing environment that could result in the conversion of Farmland to a non-agricultural use thus resulting in a less than significant impact.

Mitigation Measure(s): None required.

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

Construction and operation of the proposed project analyzed in this initial study would contribute to the overall increases in GHG emissions 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 removing a minimum number of vine rows and mature trees, adding appropriate landscape vegetation to the site, maintaining existing trees and modifying existing business practices to produce wine on-site vs. off-site which will eliminate harvest truck traffic from the road network. Changes in sequestration would also be modest due to the fact that this property is only 10.39 acres. Project-specific increases in GHG emissions are expected to be negligible due to the estimated 140 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 an 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 southwestern portion 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 winery visitor and 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 24 persons, 15 total employees and 2 busiest day production truck pickup/deliveries, regular business operations would account for approximately 41 daily trips. This application proposes 53 marketing events additionally per year which could add up to a maximum of 905 trips per year when these events occur (with visitation not occurring on a marketing event day). However, the maximum of (at most) 89 vehicle trips per event (one day a year) remains well below the established threshold of significance for trips per day. 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. Construction related emissions are generally short-term in duration, but may still cause adverse air quality impacts. 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. Further, with low traffic volumes, the temporary nature of construction activities, and adherence to the Best Management Practices, 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 as indicated on the BAAQMD Website (http://www.baaqmd.gov/pln/air_quality/ambient_air_quality.htm). Therefore, this project will not have a cumulative air quality impact.

- 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 offsite residence is approximately 165 feet away. 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 construction phase of the project. Construction on the site will generate dust particulates in the short-run. This impact would 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, paint, adhesives, may result in potentially objectionable odors. However, these odors are considered a less than significant impact due to their temporary nature. 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.

Mitigation Measure(s): None required.

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

Discussion:

- a. This 10.39 acre site has been previously disturbed by the development of a single family residence with an attached Bed & Breakfast (single bed) use and active viticulture structures and uses. The Napa County Environmental Resource Mapping (red-legged frog, vernal pools, vegetation, plant surveys/CNPS, or DFG Natural Diversity Database layers) do not identify any habitat that would support candidate, sensitive or special status species; nor do they indicate the presence of candidate, sensitive or special status species on the project site. The proposed improvements will occur in areas which are already disturbed by existing residences. While the project proposes the removal of 11 mature decorative trees and shrubs, the project will not require the removal of any native vegetation and will occur in areas previously disturbed and developed. The dominant land use in the immediate and surrounding area of the project is residential/vineyard and winery development. The potential for the project to have a significant effect on special status species is less than significant.
- b. Napa County Environmental Resource Mapping (red-legged frog, vernal pools, vegetation, and plant surveys/CNPS layers) identify no habitat that would support riparian or other sensitive communities within the project area. The proposed improvements will occur approximately 500 feet from the nearest blue-line stream (a tributary of the Napa River) and more than 4,200 feet from the Napa River. Any potential impacts related to soil erosion are analyzed under **Hydrology and Water Quality**, below. Impacts on federally protected wetlands, riparian habitats, and other sensitive natural communities are expected to be less than significant
- c. The County Environmental Sensitivity Maps (Vernal Pool, Sensitive Biotic, Known Fish Presence, DFG Natural Diversity Database layers) do not identify the presence of Federally protected wetlands as defined by Section 404 of the Clean Water Act on-site or within the vicinity of the project area and therefore no direct or indirect impact as a result of the project is expected to occur.
- d. The Napa County Environmental Resource Mapping (red-legged frog, vernal pools, vegetation, and plant surveys/CNPS layers) indicate the project site does not lie within any established migration patterns that have been identified and would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native

wildlife nursery sites. Additionally, at the request of the Planning Department, a focused biological review of the project site was performed by biologist, Stephen Rae, of MUSCI Natural Resource Assessment on February and March of 2010. The purpose of the review was to confirm a finding of no impact regards sensitive species (*Polygonum marinense*, *Trifolium amoenum*, Pallid Bat, Golden Eagle or American Badger) known to be present within a one-mile radius of the project site. The report concludes that due to extensive and long-term vineyard management on the parcel there is limited potential for the occurrence of sensitive species and, "There are no resource-at-risk issues identified as a consequence of implementing the winery project." Finally, the project does not require any new fencing. Therefore, because the site is a previously and long established disturbed area and the structures proposed for demolition indicate a lack of habitat, roosting or nesting areas, the proposed new construction would have no impact on 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.

- e. The proposed project does not conflict with any local policies or ordinances protecting biological resources, including tree preservation policies or ordinances. The project is consistent with biological resource policies relative to the County General Plan and the County Conservation Regulations. The proposed project does not involve any work to take place within required stream setbacks per Chapter 18.108 of the Napa County Code. Screening trees will be planted as part of the project that will exceed the number of ornamental trees being removed as part of the barn demolition. No impact is expected as a result of the project.
- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans applicable to the subject project site therefore no impact will occur.

Mitigation Measure(s): None required.

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

Discussion:

a.-c. Based on the Napa County Environmental Sensitivity Maps (GIS archaeological layers) and Assessor data, a documented archaeological site and two structures built between 1916 and 1949 were identified on the project site prompting the need for further investigation for potentially significant resources. On March 19, 2010, archaeologist Robert Gleason, of Archaeological Resource Service, performed a prehistoric archaeological site and historic resources record search and site evaluation of the project site. It included adjacent lands owned by applicant. He also forwarded inquiry letters to the State of California's Native American Heritage Commission and other Native American tribal leaders in the area.

A final report was submitted to the County on March 25, 2010, indicating the field survey resulted in the identification of an isolated obsidian flake and two structures greater than 45 years of age. However, no unique geological features were found. According to the archaeologist, "The isolated obsidian flake is not considered a potentially significant historic resource as it does not represent a prehistoric site and is likely 'background' scatter from a nearby prehistoric site." Likewise, although the structures exceed 50 years in age, the survey found they do not meet the thresholds to be eligible for consideration as an historic resource. As of the date of the final report, none of the Native American sources contacted returned a comment.

The report concludes neither the isolated obsidian flake nor the structures are significant resources that warranted further recording or recommendation. Therefore, neither the winery development nor the removal of these structures would result in a significant effect on any historical or archaeological resource as defined in CEQA Guidelines §15064.5 and there is no evidence that the project will directly or indirectly destroy a unique paleontological resource or site or unique geological feature. However, the report recommends, if resources are found during grading of the

project, construction of the project must cease, and a qualified archaeologist must be retained to investigate the site in accordance with Napa County's standard conditions of approval as follows:

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.

- d. No archaeological resources, paleontological resources, or evidence of human remains have been identified on the property. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with Napa County's standard conditions of approval described in (e.) above, thus resulting in a less than significant impact.

Mitigation Measure(s): None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.
 - i. There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed facility would result in a less than significant impact with regards to the rupturing of a known fault.

- ii. All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the facility must comply with all the latest building standards and codes at the time of construction, including the current California Building Code which would reduce any potential impacts to a less than significant level.
 - iii. Subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure. Based on the Napa County Environmental Sensitivity Maps (liquefaction layer) the project appears to be located in an area of high liquefaction. A soils report, prepared by a qualified Engineer, will be required as part of the building permit submittal. The report will address the soil stability and potential for liquefaction and will be used to design specific foundation systems and grading methods. The facility will be constructed to comply with all the latest building standards and codes at the time of construction, including the current California Building Code which will reduce any potential impacts to a less than significant level.
 - iv. The project site is located in the lower reaches of the Valley floor being in an area that is nearly level with slopes of approximately 0.5 – 2%. The Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) do not indicate the presence of landslides on the property.
- b. Based upon the, *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the subject property includes soil classified as Cole silt loam. Its representative profile consists of various layers of slightly acid silt loam, mildly to moderately alkaline clay or silty clay loam on slopes 0 – 2%. This soil is found on alluvial fans and flood plains. Permeability is moderately slow due to its location in areas where the water table is high. Runoff is very slow with little or no erosion hazard.

The proposed project will be required as a condition of approval, to submit a site development plan, including implementation of pre and post construction storm water and erosion control Best Management Practices under the standards developed in the Napa County Stormwater Ordinance and Post-construction Runoff Management Requirements which addresses sediment and erosion control measures and dust control, as applicable, to ensure that development does not impact adjoining properties, drainages, and roadways. Inclusion of these measures ensures that the project will have a less than significant impact with regard to soil erosion or loss of topsoil.

- c. - d. The underlying surficial soils in the project area are Holocene undivided alluvium. These soils are deposited on fans, terraces or basins that are composed of poorly sorted gravel, sand, silt or clay. Based on Napa County Environmental Sensitivity Mapping (liquefaction layer) the project site has a high susceptibility to liquefaction. A soils report, prepared by a qualified Engineer, will be required as part of the building permit submittal. The report will address the soil stability, expansive soils and potential for liquefaction and will be used to design specific foundation systems and grading methods. The facility will be constructed to comply with all the latest building standards and codes at the time of construction, including the current California Building Code which would reduce any potential impacts, lateral spreading, subsidence, liquefaction, collapse or the project becoming unstable to a less than significant level. This soil is considered to be expansive as defined in Table 18-1-B of the Uniform Building Code (1997). However, as required by State law, the applicant will be required to provide structurally engineered building plans consistent with an accompanying soils report that meet the requirements of the Napa County Building department and the current California Building Code thus reducing substantial risks to life or property to a less than significant level.
- e. The Napa County Department of Environmental Management has reviewed this application and recommends approval subject to certain conditions of approval which they have provided in their revised May 11, 2010 comments. The approval is based on an evaluation performed by Bartelt Engineering, originally submitted on August 2009 and later revised on March 2010. Based on the report *dated March 2, 2010*, and reviewed by Environmental Management, the soils on the project site are capable of adequately supporting a combined process wastewater and sanitary wastewater subsurface drip dispersal system with effluent pre-treatment to accommodate the wastewater flow generated by the new winery facility and the existing residence and attached Bed & Breakfast room that will remain. Since the permeability of the soils has been determined to be adequate using the above described system, the risk of septic failure due to utilizing soils incapable of supporting the use of septic tanks or alternative waste water disposal systems is less than significant.

Mitigation Measure(s): None are required.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. - b. The proposed project will not involve the routine transport, use, or disposal of hazardous materials other than those small amounts normally used in winery operations. As required in the revised conditions of approval memo from Environmental Management dated May 11, 2010, a Business Activities Page (for non-threshold storage of hazardous materials) or a Hazardous Materials Business Plan must be filed by the applicant within 30 days of any hazardous material reaching reportable levels. Part of the plan must include a CUPA - Related Business Activity Form disclosing the types and amounts of hazardous material the applicant intends to store on the project site. These hazardous materials could include equipment related liquids (fuel, solvents, and lubricants) as well as agricultural related fertilizers and pesticides used in the course of routine winery operations. This plan is required by the Department of Environmental Management to be submitted for review, approval, and future monitoring prior to occupancy of any new winery facility. However, in the event that a future use involves the use, storage or transportation of greater than 55 gallons liquid or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment will be required in accordance with the Napa County Zoning Ordinance prior to establishment of the use. Said documentation and monitoring reduces the potential environmental impact to a less than significant level. The proposed project would not result in a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c. There are no schools located within one-quarter mile from the proposed project site.
- d. The proposed site is not on any known list of hazardous materials sites.
- e. The project site is located within two miles of the Napa County Airport and is therefore subject to the requirements of the County's Airport Compatibility Combination zoning district and the requirements of the *Napa County Airport Land Use Compatibility Plan*. The project site is located within Zone E of the compatibility plan. This is an area where aircraft overflights can occur anywhere within this zone for aircraft departing or approaching the airport but most commonly during busy traffic hours and when larger aircraft are in the pattern. Risk of accident is very low consequently projects proposed within Zone E are not subject to a minimum density requirement. Annoyance due to overflight noise, especially noise sensitive outdoor uses, is the primary impact in these areas.

Wineries are allowed uses within the underlying zoning district (Agricultural Watershed) upon grant of a use permit. The proposed use of the winery building is also compatible with the risk and noise impacts associated with properties within Zone E. Additionally, the building has been designed to comply with specific requirements regarding light and glare to ensure airport land use compatibility. County regulations

have been certified as meeting the ALUC compatibility requirements, and consequently the project is not subject to a separate ALUC review because it has been designed to meet these requirements including recordation of an overflight easement. Because the project meets established ALUC compatibility standards, it is not expected to cause a safety hazard for people residing or working in the project area thus resulting in a less than significant impact.

- f. The project site is not located within the vicinity of any private airports therefore no impact will result.
- g. The Napa County Fire Department and Public Works Department have reviewed the project design for compliance with emergency standards and have included conditions requiring the applicant to design the project for adequate emergency access and install the required equipment necessary to meet emergency response and evacuation. In addition, the circular access driveway proposed to serve the project will be designed to comply with County Fire and Public Works road standards so that emergency response requirements for ingress and egress to the project site are met. Compliance with these conditions will ensure the project will not have a negative impact on or hinder emergency response.
- h. The subject parcel is located in the lower reaches of the Napa Valley and is surrounded by extensive vineyards. It is not located in a wildland area and is not located in the wildland-urban interface. The project would not increase exposure of people and/or structures to a significant loss, injury, or death involving wildland fires.

Mitigation Measure(s): None required.

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

Discussion:

a. The proposed project will not violate any known water quality standards or waste discharge requirements. Three wells (one of which is a new well completed in 2009) will serve the existing residence/B&B facility, winery, vineyard, landscaping and maintain fire protection to full capacity. Because the project proposes the installation of the commercial kitchen, the new well will be equipped with a 51 foot annular seal and meet all requirements of the County and State of California to operate and maintain a transient non-community water system. This requires that the applicant file a Public Water Company report with the County. Wells serving potable water must meet all County and State water purity standards. The County shall require all proposed water systems to be in place prior to issuance of building permits for Phase 1 of the winery project. On-going monitoring and reporting is required to ensure no violations occur.

A wastewater feasibility site evaluation was performed by Bartelt Engineering on June 22, 2007, for a combined domestic and winery wastewater facility. The final report was submitted in August of 2009, and was revised and finalized in March of 2010. Based on the proposed wastewater flows and available area on the site, Bartelt Engineering proposes to combine and dispose of the process and sanitary wastewater for both the winery and the residence by pumping the effluent through a series of pre-treatment tanks prior to pumping the treated effluent to the subsurface drip dispersal field by a duplex pumping system. The Napa County Environmental Management Department has reviewed both the Ceja Phase I Water Availability Analysis and the Wastewater Disposal Feasibility Study (dated March 2, 2010) and recommends approval as conditioned.

Finally, a drainage study for the Ceja Winery project was completed following the Napa County Post-Construction Runoff Management Requirements. Based on the Applicability Checklist, the project engineer determined the proposed project is a Standard Project requiring a construction related Storm Water Pollution Prevention Permit (SWPPP) from the Napa County Public Works Department that delineates pre and post construction activities. An approved grading permit, issued by Napa County Public Works, is also required. The Storm Water Permit and Grading permit will provide for adequate on site containment of runoff during storm events including erosion control measures such as placement of siltation devices and implementation of Best Management Practices throughout the development area. Therefore, with the inclusion of the above mentioned State and County permit requirements and incorporation of department comments as conditions of approval, the project will not have the potential to significantly impact any water quality standards or waste discharge requirements.

b. The project would not result in a substantial depletion of groundwater supplies or interfere with the recharge of groundwater supplies. Currently, water is supplied by three existing on-site wells. The applicant has prepared a Phase One Water Availability Analysis for the current and projected water use for the proposed project. Based on the report, the total current water demand is **5.05± af/yr** for the residence and attached Bed & Breakfast room, vineyard and other agricultural irrigation and is apportioned as follows: 0.75 af/yr for residential; 0.10 af/yr for B & B; 3.80 af/yr for existing vineyard; 0.40 af/yr other agriculture.

The County's allowable water allotment is based on parcel location. The project is located on the County's Valley Floor area which has an established acceptable water extraction volume of 1.0 acre foot per acre per year. The project parcel is 10.42 acres (10.39 acres per the Assessor) resulting in a threshold for the property of 10.42 acre feet per year. The Phase I report estimates the projected groundwater demand for the site at build-out (Phase I, II & III) will be **5.35 af/yr** including: 0.75 af/yr for residential; 0.0 af/yr for the B & B; 1.20 for the Winery; 3.00 af/yr for vineyard (0.80 af/yr less because 1.6 acres of vineyard will be removed for the winery development); 0.40 af/yr for other agriculture. (Note that no groundwater allotment is calculated for the Bed & Breakfast use in the report which appears to be an oversight. However, since this use represents only 0.10 af/yr of water use, it is not considered a significant impact.)

The proposed water demand, therefore, represents an increase totaling **0.30 af/yr** for groundwater extraction for the proposed winery, residence, existing vineyards, agriculture and landscaping. Public Works has commented the proposed project would not have a significant impact on groundwater supplies or static water levels neighboring wells because the resulting water demand totaling **5.35 af/yr** is well below the established County water allotment of **10.42 af/yr** and would therefore be 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 or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site. The project site is 600 feet east of Carreros Creek and 4,350 feet northwest of the Napa River. No work in or around these areas is proposed. While there will be an increase in the overall impervious surface surrounding the new winery structures, winery access roads, patio areas and parking area, the project will incorporate erosion control measures appropriate to its maximum slope to manage onsite surface drainage and erosion of onsite soils during construction and winter

months (October to April). Since the site is nearly flat and the project will incorporate Best Management Practices to eliminate potential for soil erosion during pre and post construction activities, alteration of drainage patterns or increase in erosion or siltation on or off site is expected to be less than a significant. In addition, since the project is located in a large drainage basin with a relatively flat topography, storm waters would be directed in a sheet flow action and be allowed to filtrate over a wider area. This type of runoff pattern would not generate a change to the drainage pattern or cause a substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on or off site resulting in a less than significant impact.

- e. The project is required to submit a site development plan as part of the building permit application, including implementation of storm water and erosion control Best Management Practices under the standards developed in the County's National Pollutant Discharge Elimination System, Phase II Storm water Permit, which is required by County Code and is a standard practice on all County development projects. Since there will be more than one acre of disturbed area for the project, a pre and post Storm Water Pollutant Elimination permit (SWPP) will be required to minimize pollutant runoff from pre and post construction and agricultural activities. The Plan states new drainage swales will be installed to convey stormwater to existing drainage swales along Las Amigas Road. Vineyards and existing landscaping between the stormwater conveyance system and the project footprint will act to disperse runoff throughout the site by creating a variety of infiltration, retention and detention runoff areas. By implementing Best Management Practices through site design and source control, the project is not expected to 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 and thus result in a less than significant impact.
- f. There are no other factors in this project that would otherwise degrade water quality. The Department of Environmental Management has reviewed the wastewater feasibility report and found the proposed system adequate to meet the winery's wastewater needs as conditioned. No information has been submitted that would indicate a substantial impact to water quality.
- g. - h. The subject parcel does not fall within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map and no new housing is proposed for this project; the project is not within a dam or levee inundation area as mapped on the Napa County Geographic Information System layers. No impact would result.
- i. - j. The project site is located on nearly level land in the southwestern reaches of the Napa Valley. It is approximately 0.8 of a mile northwest of the Napa River and over six miles northwest of the San Pablo Bay. Based on the Napa County Environmental Sensitivity Maps (Dam Inundation Layer), for Miliken, Conn and Rector Creek Dams, the distance of the combined inundation area from the project site is at least 2,000 feet to the south making it highly unlikely a seiche and resulting mudflow would impact the project parcel. Additionally, the project area is located at approximately 23-25 feet above mean sea level. Impacts to the project due to global warming will have no effect on the project either because changes in the global sea level are estimated by the Intergovernmental Panel on Climate Change to rise between 0.6 and 2 feet over the next century (IPCC, 2007). Thus, the project will not 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, seiche, mudflow or sea level rise. Finally, the Tsunami Inundation Map for Emergency Planning (Cuttings Wharf Quadrangle, California Geological Survey, July 31, 2009) produced by the California Emergency Management Agency, indicates any surge produced by a tsunami would dissipate well before the project site. While the map is to be used for evacuation planning purposes only, it is based on the best available scientific information for a maximum tsunami run-up event. Potential for inundation by tsunami is considered to be less-than-significant.

Mitigation Measure(s): None required.

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

Discussion:

a. - c. The project as proposed will not physically divide an established community. The established community is rooted in agriculture which the project will extend through its viticulture activities. The County has designated lands on the valley floor and elsewhere for agricultural development and, as proposed, the project is consistent with the Agricultural Resource (AR) General Plan designation of the recently adopted and certified Napa County General Plan 2008 and the, *Napa County Airport Land Use Compatibility Plan*. The project site is zoned Agricultural Watershed:Airport Compatibility (AW:AC) which allows wineries and associated improvements subject to approval of a use permit and provided that all of the conditions set forth in the Napa County Zoning Ordinance are met. The project is also located in the Airport Overflight Zone E as reflected in the, *Napa County Airport Land Use Compatibility Plan*. According to the Plan, permitted uses within the underlying zoning district (Agricultural Watershed) are allowed in Zone E. Planned construction of the proposed "look-out tower" also meets the height standard under the :AC regulations for Zone E under of the Napa County Zoning Code. Since the project would be potentially subject to aircraft overflight during busy flight hours, the recordation of an overflight easement or deed notice is required as a condition of approval prior to issuance of any building permit. Therefore, because the project is consistent with established adopted plans and policies and will include a condition of approval for an overflight easement, the project does not present a 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

The applicant proposes a variance to the required 300 foot public and private road setbacks for wineries because the project parcel is impacted on two sides of the property by these setbacks. The primary access requiring this setback lies in the center portion and the northern property boundary of the project parcel. Together, these road setbacks constrain 95 % of the parcel. What remains for possible development are two small areas to the extreme northern and eastern portion the parcel making this location for siting the winery too small an area without some consideration for a variance.

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

Mitigation Measure(s): None required.

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

Discussion:

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

Mitigation Measure(s): None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a. - b. The proposed project will result in a temporary increase in noise levels during the project construction phase. Construction activities will be limited to daylight hours using properly muffled vehicles and noise generated during this time is not anticipated to be significant. Construction activities will generally occur during the period between 7 am and 7 pm on weekdays - normal waking hours. All construction activities will be conducted in compliance with the Noise Element of the General Plan (Chapter 11) and the Napa County Noise Ordinance (County Code Chapter 8.16) which establishes a limit of 60 dBA for general noise levels and 65 bBA for intermittent noises at various distances from the site.

Past experience has determined that normal winery operations do not exceed the 60 dBA limit. The proposed winery is an average sized production facility which may increase ambient noise levels in the area due to the presence of the winery, but impacts are considered insignificant so long as the General Plan standards are met. Winery operations are not generally known to create excessive ground borne vibration or ground borne noise even during production season. Therefore, the proposed project would not result in exposure of people to excessive noise impacts.

c. - d. The project is proposed to be set back approximately 320 feet northwest of the centerline of Las Amigas Road which is a public collector road. The project site is entirely surrounded with actively farmed vineyard. Aside from the immediate residence owned by the applicant's family, the closest neighbor is located approximately 700 feet from the project site. These neighbors could be subjected to a permanent increase in ambient noise produced from day to day general winery operations. However, the anticipated level of noise to occur for the operation of the facility would be typical of other wineries currently operating in the vicinity and is not anticipated to be a substantial increase. The production area of the new winery and the Phase II & III barrel building will be located in the center of the project parcel which is furthest away from either of these residences. In addition, the building floor plans direct most of the operational activities toward the rear of the buildings thus helping to shield operational noise from the surrounding neighbors. Further, Napa County has a right to farm policy that proclaims that people may be subjected to noises and other annoyances from agricultural operations.

Outdoor noise-producing activities associated with the use would generally occur from 7:00 am to 6:00 pm, except during harvest. The Napa County Code (Chapter 18.16) and standard conditions of approval address noise related issues including but not limited to prohibiting outdoor-amplified sound systems or amplified music for any outdoor activity and requiring that mechanical equipment be kept indoors or inside acoustical enclosures. Tours and Tasting and Events associated with the proposed marketing plan could create additional noise impacts since these visitors are likely to use the outdoor patio areas during tasting or events. However, based on the proposed design, the outdoor patios are generally located behind the winery buildings which provide a shield from visitor noise. The design of the proposed project, together with adherence to the County Noise Ordinance, would ensure the proposed project would not result in substantial periodic or permanent increase in the ambient noise level in the project vicinity above levels existing without the project.

e. The project site is located within compatibility Zone E of the Napa County Airport. This is an area of the airport's influence that extends beyond the typically defined compatibility zones during busy airport traffic hours and when larger aircraft are in the pattern. As such, persons on the project site will be exposed to some noise annoyance during the busier traffic hours. The nature of the winery use is not sensitive to increased noise levels

from aircraft and based on the, *Airport Land Use Compatibility Plan*, is considered compatible with aircraft operations resulting in a less than significant impact.

f. The project is not within the vicinity of a private airstrip; therefore, no impact.

Mitigation Measure(s): None 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. - c. The project involves the construction of a moderately sized winery facility in three phases. The proposed project would not result in the inducement of substantial population growth, either directly or indirectly. No new homes or roads are proposed. The winery will include 10 full-time and 5 part-time employees including seasonal workers during Harvest. The proposed number of employees may lead to some population growth in Napa County. However, based on the County's, *Baseline Data Report*, total housing units currently programmed in county and municipal housing elements exceed the Association of Bay Area Governments' (ABAG) growth projections by some 15%. Since the County has a projected low to moderate growth rate and overall adequate programmed housing supply, the population growth associated with the project does not rise to a level of environmental significance. Additionally, the County has adopted a development impact fee to provide funds for constructing affordable housing. This fee is charged to all new non-residential development based on the gross square footage of building area multiplied by the applicable fee by type of use listed in Chapter 15.60.100, Table A. The fee is required to be paid prior to release of building permit resulting in a less than significant impact for population growth. The project will not displace any housing or divide any established communities. No housing or people will be displaced as a result of the proposed project

Mitigation Measure(s): None required.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. No new or altered government facilities that provide public services will constructed as a result of this project. Fire protection measures are required as part of the development in accordance with the Napa County Fire Marshall's conditions of approval for the project. The additional demand placed on existing services as a result of the winery development would be marginal. There will be no foreseeable impact to emergency response times as the property has good public road access and adequate area within the site to maneuver fire safety vehicles and equipment. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees, property tax increases and wine sales tax, will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

Mitigation Measure(s): None required.

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

Discussion:

- a. - b. This project proposes wine tours and tasting and marketing visitors to the site. Visits to local neighborhood and regional parks by these visitors is expected to be minimal and would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities. The project does not include recreational facilities or require the construction or expansion of recreational facilities that would have an adverse physical impact on the environment.

Mitigation Measure(s): None required.

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

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

Discussion:

- a. - b. The project is located on a 10.39 acre parcel on the northwest side of Las Amigas Road approximately 350 feet east of its intersection Cuttings Wharf Road and approximately 2 miles southwest of St. Hwy 12/121. Las Amigas Road is a collector road connecting with Cuttings Wharf Road and eventually to State Hwy 12/121 some 2 miles to the northeast. Las Amigas is basically a forty foot wide, a two-lane rural road with no left turn lane at the winery site. On May 12, 2010, Bartelt Engineering submitted a revised project traffic information sheet along with the, *Ceja Winery Traffic Generation Calculations*, report. These provide traffic calculations for estimated vehicle trips for daily and weekend operations and visitation and marketing events inclusive of employees, visitors and service vehicles. According to the report, the proposed project (including employees, tours and tasting visitors or marketing event visitors and truck deliveries) will generate a maximum of 60 daily trips on typical business days and 140 trips per day on a day when one of the large events is taking place. The annual average daily trips (AADT) generated by the project will be approximately 71 trips. Caltrans 2008 AADT for the St. Highway 12/121, Cuttings Wharf intersection is 30,000 AADT. Therefore, the project's trips will not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections resulting in a less than significant impact.
- c. The proposed project would not result in any change to air traffic patterns.
- d. The main access for the winery facility is proposed to be from the existing residential driveway on Las Amigas Road. This driveway is at the south end of the property boundary and will be designed to meet Napa County Fire and Public Works standards. The applicant also proposes a secondary access to the winery approximately 400 feet east of the main access, to be utilized by employees and winery production/delivery trucks. It connects with the main access to form a loop road around the rear of the winery buildings. This access is also a deeded right-of-way with a portion of it being located on the winery parcel and the remainder continuing further north to serve one other property. The purpose of the secondary access is to improve the circulation pattern between the visiting public and the production/delivery type vehicles, provide access to production areas and fire protection. The design and location of this driveway at its connection to Las Amigas Road will provide adequate sight distance for ingress and egress. Public Works has reviewed the project submittal and determined a left turn lane is not warranted for this project. Because the applicant shall meet the conditions of approval for all road improvements, the project will not substantially increase traffic hazards due to a design feature or incompatible use resulting in a less than significant impact.
- e. The proposed main and secondary driveways from Las Amigas Road and proposed on-site circulation areas for the new winery facility and parking areas, meet the Napa County Fire Marshall's requirements for access to the site and structures for fire protection and as planned, are adequate for emergency access.
- f. The proposed project will create 23 parking spaces (including one ADA space) and 1 loading area space on-site. Based on the submittal materials from the applicant dated April 8, 2010, parking is sufficient to accommodate a maximum group of 24 Tours and Tastings guest at one time. As stated in the Phase One Water Availability report, marketing events will not occur simultaneously thus eliminating the need for additional parking for these events. Based on the plans submitted, additional parking for larger events can be accommodated by utilizing the paved portions of the production areas if planned in such a manner as not to impede emergency response. Since there are optional areas where additional vehicles can be parked, planning staff does not foresee any significant impacts associated with inadequate parking capacity.
- g. There is no aspect of this proposed project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

Mitigation Measure(s): None required.

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

Discussion:

- a. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant environmental impact due to wastewater discharge. Wastewater disposal will be accommodated on-site in compliance with State and County regulations.
- b. The revised onsite Wastewater Disposal Feasibility Study for the proposed Ceja Winery was submitted on March 18, 2010, by Bartelt Engineering. Bartelt Engineering recommends the installation of subsurface drip dispersal system with effluent pretreatment for residence, B&B and new winery facility. All plumbing fixtures in the proposed winery will be low flow, water saving fixtures per the current Uniform Building Code. Test pits have been evaluated and there is adequate area available to site a 100% reserve area. Based on the Phase One study, three on-site wells will be used for the winery operation, residence, B& B, vineyard and landscaping irrigation and fire protection. The Phase One water study indicates water usage will be slightly greater than what has been historically used therefore no significant environmental impact is expected. A transient, non-community water system will be required by Napa County Environmental management as the winery is proposing a commercial kitchen. The Department of Environmental Management has reviewed the proposed water system and wastewater treatment system and recommends approval as conditioned. Required wellhead setbacks and ongoing monitoring of the wells and the process and domestic wastewater systems by the Department of Environmental Management will reduce any impacts on water quality to less than significant levels.
- c. A Storm Water Pollution Prevention Plan (SWPPP) which lists Best Management Practices for erosion control would be required as part of the project by the Public Works Department. No new construction of storm water drainage facilities or expansion of existing facilities would result from the project which could cause any significant environmental effects.
- d. As discussed at the **Hydrology and Water Quality** section above, this project will result in a slight increase in groundwater usage but will remain below the established threshold for the parcel. A new, third well for the project site will be installed that includes a water treatment system to serve the proposed commercial kitchen. The permit for the new water system cannot be issued until all conditions of approval regarding State and local

requirements as set forth by Napa County Environmental Management are met. This permit ensures sufficient water supplies will be available to serve the project from existing and new entitlements and resources resulting in a less than significant impact on utilities and service systems.

- e. Wastewater will be treated on-site and will not require a wastewater treatment provider.
- f. The project will be served by a landfill with sufficient capacity to meet the project's demands. No significant impact will occur from the disposal of solid waste generated by the project.
- g. The project will comply with all federal, state, and local statutes and regulations related to solid waste.

Mitigation Measure(s): None required.

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

Discussion:

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