

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:** Relic Wine Cellars Use Permit #P10-00162-UP
2. **Property Owner:** Courtenay (aka Schatzi) Throckmorton and Michael Hirby
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 10.30 acre parcel with access off a private driveway on the east side of Soda Canyon Road approximately four miles north of its intersection with Silverado Trail. Assessor's Parcel Number: 032-090-024; 2400 Soda Canyon Road, Napa CA 94558.
5. **Project Sponsor's Name and Address:** Schatzi Throckmorton and Michael Hirby; P. O. Box 327; St. Helena; CA 94574
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:** Agriculture, Watershed & Open Space AWOS)
8. **Zoning district:** Agricultural Watershed (AW)
9. **Project Description:**

Use Permit: Approval of a Use Permit (#P10-00162-UP) to establish a new 20,000 gallon per year winery in two phases (Phase I, II) totaling 11,099 square feet as proposed below:

Phase I:

- construction of an 8,641 square foot, two-story production/hospitality building;
- four full-time employees;
- six parking spaces (incl. one ADA);
- tours and tasting by prior appointment only with 20 visitors maximum per day (120 visitors maximum per week);
- a marketing plan with: twelve - 25 person private food and wine tasting events per year; one - 50 person private wine release event per year; and, participation in the Napa Valley Wine Auction Event (any tours & tasting or marketing event serving food will be catered by licensed operators approved by Napa County Environmental Management);
- installation of five, 10,000 gallon water tanks for fire protection;
- installation of a winery wastewater system comprised of: either a combined sanitary and process wastewater subsurface drip disposal system, or a sanitary wastewater disposal system with process wastewater hold and haul;
- civil improvements to widen portions of the existing private driveway to the winery site; and,
- approval of an Exception to the Napa County Road and Street Standards for the winery driveway to allow a reduction in the required road width to portions of the winery access road (20 ft. minimum overall road width required per Standards).

Phase II

- construction of a 2,458 square foot cave system for barrel storage for a winery totaling 11,099 square feet at final build-out.

NOTE TO REVIEWERS: This document is also reviewing future ministerial actions under Sections 15022 & 15268 of the State CEQA Guidelines as foreseeable projects, including all work associated with the construction of the proposed improvements and the ongoing operation of the winery facility as limited by the terms of any adopted use permit. Building permit application(s) for work associated with this project have been submitted as of the date of this document.

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).

Patricia Hornisher

DATE: July 23, 2010

BY: Patricia Hornisher, Planner III

WRITTEN COMMENT PERIOD: July 29, 2010, to the conclusion of the public hearing before the Conservation, Development, and Planning Commission scheduled on August 18, 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, **August 18, 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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- civil improvements to widen portions of the existing private driveway to the winery site; and,
- approval of an Exception to the Napa County Road and Street Standards for the winery driveway to allow a reduction in the required road width to portions of the winery access road (20 ft. minimum overall road width required per Standards).

Phase II

- construction of a 2,458 square foot cave system for barrel storage for a winery totaling 11,099 square feet at final build-out.

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

The project parcel is 10.30 acres in size and is located on the northeastern slopes of Soda Canyon. Soda Canyon is situated between the central portion of the Napa River Valley and Foss Valley and is approximately 3 1/3 miles east of the Town of Yountville. Access to the project is off a gravel driveway on the east side of Soda Canyon Road immediately north of the Soda Canyon Fire Department building. Soda Canyon Road runs in a north/south direction down the center of the canyon to join with the Silverado Trail about four miles southwest of the project. Soda Creek is approximately 1,500 feet west of the proposed location of the winery building and cave system. This blue-line stream runs parallel to Soda Canyon Road and eventually flows into the Napa River 4 1/2 miles southwest of the project site.

The subject parcel is triangular in shape with slopes averaging 20 – 25 %. The location of the winery building site is proposed toward the extreme eastern portion of the property. It will include a cave system totaling 2,458 square feet that is **located** within the existing hillside knoll immediately behind the winery structure. The site is accessed by an existing 1,200 foot driveway that traverses the property in a northeasterly fashion through sloping hillsides covered with native grasses, Valley Oaks and Manzanita trees. The area designated for development is at the end of the driveway on a gently sloping, southwest trending spur ridge at an elevation of 900 feet above mean sea level (MSL). This area was previously cut and graded by the former owner to form a residential building pad. However, the residence was never constructed. The disturbed area covers approximately 22,000 square feet.

The Napa County environmental resource mapping GIS soils layer, which is based on the *Soil Survey of Napa County, California* (Lambert and Kashiwagi 1978), indicates the parcel is predominantly composed of Aiken series soils. According to the survey, this series consists of well drained soils on uplands. The soils formed from the weathered materials of basic volcanic rock. Permeability is moderately slow with an effective rooting depth of 40 to 60 inches or more. Aiken loam #102 class soils (on 30 to 50 percent slopes) are steep soils found on uplands. These soils are prone to rapid run-off and moderate erosion hazard. Native vegetation consists chiefly of ponderosa pine, oaks, and redwoods in moist draws, annual grasses and brush. The County environmental resource maps, USGS fault mapping layer indicates there are three approximate USGS mapped faults to the north, west and east within approximately 1,200 to 1,400 feet of the project site. No critical habitat areas, rare or endangered plants or animals, known archaeological sites are present on the subject property (See Biological Resources discussion). A rock wall runs adjacent to the driveway leading to the winery site. It is not a recognized historical feature and the project development as proposed, will not impact this feature. (See cultural resources discussion.)

Surrounding land uses are undisturbed open space mixed with rural, single family residences on parcels ranging in size from a third of an acre to eighty acres. Five other small to medium winery production facilities, as well as associated vineyard land and agricultural structures also surround the property within a one and a half mile radius. The nearest off-site residence is approximately 620 feet northwest of the planned winery. Other surrounding residences are located west, south and east of the project site and are from 650 feet to 1,100 feet distant. The project parcel is currently vacant having a previously constructed paved road and residential building pad at its terminus.

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)

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

Patricia Hornisher, Planner III

July 23, 2010

Date

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 scenic designated public 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 Napa County Viewshed Ordinance applies to all projects proposed for development on any major or minor ridge, knoll or bench with slopes greater than 15% that are within view of a designated scenic public roadway.

The site is located on the west face of a southwest trending spur ridge of Soda Canyon with slopes averaging 25% across the development site. While the development site is located on slopes greater than 15%, it will not be visible from a designated scenic public roadway and therefore, is not subject to the Napa County Viewshed Ordinance. Soda Canyon Road is not a locally designated Viewshed Ordinance roadway. Silverado Trail is the closest locally designated scenic roadway; however, neither the winery, winery cave portal nor the associated driveway will be visible from this road because of an intervening ridge that blocks it from view. Furthermore, as described in section b.-c. below, the applicant proposes to sufficiently screen the winery structure from surrounding residents with evergreen covered trellises over the roof structure. Other industrial portions of the winery, including the five fire protection tanks at the extreme eastern portion of the property, must be screened from the surrounding neighbors as a standard condition of approval. Since the proposed project will not be seen by the traveling public along Silverado Trail and will be sufficiently screened from surrounding residents, no substantial adverse effect on a scenic vista will result.

b. The project is not on a State or local scenic highway and therefore, will not substantially damage scenic resources such as trees, rock outcroppings or historic buildings along any such highway.

c. The project will require the existing 1,200 foot access road to be widened from a 12 foot gravel and paved road to one that is paved at 18 feet wide with 2 foot of shoulder. Grading for the road could potentially affect on-site trees and rock outcroppings and the existing visual character of the site. However, the applicant is requesting an Exception to the Napa County Road and Street Standards that will apply to two portions of the road in order to protect mature oak trees on the first reduced portion and preserve rock outcroppings and reduce grading on steep slopes adjacent to a drainage course on the second portion. The reduced width in these two sections of road will result in minimal damage to existing trees and rock outcroppings. Additionally, no grading for the project will occur within the drainage course thus preserving its natural visual character.

Approximately 16 -18 Live oak trees will need to be removed as part of the road and septic improvements for the winery. They vary in size from 8 to 18 inches in diameter at breast height (DBH). The trees designated for removal are interspersed along the existing roadway at the fringe of an oak and Manzanita forested area. Because each tree is spaced sporadically along the road, their removal will not result in a significant change to the overall canopy as viewed from the public that resides at higher elevations to the north, west and east. Standard conditions of approval require that any tree 6 inches or greater DBH that is removed, shall be replaced at a 2:1 ratio:

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Any trees that are removed shall be replaced elsewhere on the property on a 2 for 1 basis of equivalent caliper. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction.

The winery will also be uniquely landscaped with evergreen covered trellises spanning the roof structure. This will provide a natural appearance to the overall winery structure and the viewing public from the surrounding residences at higher vantage points. The proposed cave is located

directly behind the winery structure and is thus blocked entirely from view. Standard conditions of approval also require the industrial portions of the winery (such as tanks, crush pad and parking areas) to be screened from view of off-site residences:

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.

Thus, because the project will result in minimal change to the surrounding natural environment and the above standard conditions of approval are incorporated into the project, it can be seen as a whole that the proposed project will not substantially alter or damage local scenic resources or substantially degrade the existing visual character or quality of the site and its surroundings thus resulting in less than significant impact.

- 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 shall be kept as low to the ground as possible and include shields to deflect the light downward and avoid highly reflective surfaces:

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for construction of the winery, two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Department review and approval. All lighting shall comply with Uniform Building Code (UBC).

As designed, and as subject to standard conditions of approval, the project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. Based on a review of the Napa County environmental resource GIS mapping layer of the *Department of Conservation Farmlands, 2008*, the subject parcel is entirely located within an area designated as "Other Land". No portion is considered Prime or Unique Farmland or Farmland of Statewide Importance. Therefore, the project would not result in the conversion of special status Farmland to a non-agricultural use.
- b. The zoning designation for the project site is Agricultural Watershed (AW) with a Napa County General Plan Land Use land use designation of Agriculture, Watershed & Open Space (AWOS). 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. Wineries and accessory uses clearly related to the winery are considered "agricultural uses" under the 2008 Napa County General Plan policy AG/LU-2 and AG/LU-13 and the Winery Definition Ordinance. Existing and proposed development on this site is consistent with existing General Plan policies and AW zoning for allowed agricultural 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 nor is there a Williamson contract on the parcel, no significant impact will result.

- c. As discussed in sections a. and b. above, 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, neither this proposal nor any foreseeable consequence of the proposal, contain any other changes to the existing environment which could result in the conversion of Farmland to a non-agricultural use thus resulting in no 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"/>

Discussion:

Green House Gas Emissions

Construction and operation of the proposed project analyzed in this Initial Study would contribute to the overall increases in greenhouse gas (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 have a positive affect on carbon sequestration by modifying vegetation on the site with the replacement of any removed trees on a 2:1 basis. Thus, as proposed, the project would require, at a minimum, sixteen 15-gallon native replacement trees of like species (such as Live oak, pine or other trees found in the existing site environs) to be planted. Additionally, shrubs and trees will be planted in landscaped islands around the winery that will screen its industrial portions and within the new parking lot as a condition of approval. (See condition of approval discussed under Aesthetics.) Also proposed is an evergreen vine trellis that will be constructed over the entire winery roof structure.

The project-specific increase in GHG emissions would be relatively modest, given the number of new vehicle trips per day calculated at 32 added trips during normal operations and up to 38 added trips on weekends and during the 6-week harvest season, and increasingly stringent Title 24 energy conservation requirements imposed as part of the building permit process. Changes in sequestration would also be modest due to the less than 1.8 acres of total disturbed construction area (including cave and road improvements) required for the project.

Neither the State nor Napa County has adopted explicit thresholds of significance for GHG emissions, although the State has recently adopted changes to the State CEQA Guidelines which suggest that agencies may consider (among other factors) the extent to which a project complies with requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG (State CEQA Guidelines Section 15064.4(b)(3)). Also, the Bay Area Air Quality Management District (BAAQMD) has proposed compliance with a "qualified climate action plan" as a threshold of significance, along with a quantitative threshold of 1,100 MTCO₂e/yr (metric tons of carbon dioxide equivalents per year) for land use projects.

Overall increases in green house gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable despite adoption of mitigation measures that incorporated specific policies and action items into the General Plan.

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

During the ongoing planning effort, the County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). The current project applicant has incorporated the following reduction methods into their project: 1) building on an existing disturbed area and using recycled construction materials; 2) installing bicycle parking facilities; 3) installation of a "cool" roof and high density insulation above Title 24 standards; 4) installation of maximum heating and cooling systems and energy efficient appliances; and, 5) use of high efficiency landscape irrigation through timed drip irrigation methods and water efficient fixtures and appliances that use low flow delivery systems.

Pursuant to State CEQA Guidelines Section 15183, because this Initial Study assesses a project that is consistent with an adopted General Plan for which an environmental impact report (EIR) was prepared, it appropriately focuses on impacts which are "peculiar to the project," rather than the cumulative impacts previously assessed. The relatively modest increase in emissions expected as a result of the project would be well below the significance threshold suggested by BAAQMD, and in compliance with the County's General Plan would include the efforts to reduce emissions described above. For these reasons, project impacts related to GHG emissions are considered less than significant

- a. The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan. Wineries as proposed here are not producers of air pollution in volumes substantial enough to result in an air quality plan conflict. The project site lies within the Napa Valley which forms one of the climatologically 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 topology and general air flow patterns of the Napa Valley create a relatively high potential for air pollution. 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 which include truck trips generated by the proposed hold and haul process wastewater disposal system. The *Bay Area Quality Management Plan*, states that projects 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 20 persons (at 2.6 persons per vehicle), 4 total employees and 4 busiest day deliveries (including wine production truck trips, supply deliveries and hold and haul truck trips), regular business operations (without a marketing event) would account for approximately 19 daily trips. This application also proposes 12 marketing events with up to 25 people per event and 2 additional events with 50 people per event. At 2.8 persons per car, approximately 38 additional trips would be added 12 times a year for a 25 person event (56 trips twice a year for a 50 person event). Phase I construction for the project will amount to 126 truck trips; Phase II for the project will generate 213 truck trips. The resulting total number of trips for a busiest day plus the largest marketing event and Phase I & II construction trips 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 to which this proposal would contribute. 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}) 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 620 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 the agricultural processing of grapes may result from the project. However, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. Given the area is sparsely populated and shall remain so under current zoning practices, 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 checked="" type="checkbox"/>	<input 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 10.30 acre site has been previously disturbed by the development of private driveway and building pad for a single family residence. According to the Napa County Environmental Resource Maps (red-legged frog, vernal pools, vegetation, plant surveys/CNPS, or DFG Natural Diversity Database layers), the construction site is not located in any designated habitat areas of any candidate, sensitive or special status species;

nor do they indicate the presence of candidate, sensitive or special status species on the project boundaries. The proposed winery improvements will occur in areas which are already disturbed; cave spoils proposed in Phase II will not be stored on-site; rather, they will be removed as they are generated and disposed of at an approved site in accordance with State and County regulations and permit requirements. The proposed road widening includes the sporadic removal of 16 -18 Live Oak trees (maximum 8 ft DBH) and various shrubs along the winery road. The County requires replacement in like and kind of removed trees on a 2:1 basis as a standard condition of approval thus reducing modifications to existing habitat, either directly or indirectly to a less than significant level. (See previous discussion under Aesthetics) Because no special status species are identified within the project site and minimal trees and native vegetation will be removed, 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 winery development will occur entirely outside of any riparian habitat or other sensitive natural community in the vicinity. The nearest unnamed blue-line tributary of Soda Creek is 650 feet north of the winery development area and 1,500 feet west of the blue-line stream, Soda Creek. Grading for the winery entrance driveway widening will occur 160 feet from Soda Creek. Minimum setbacks from the creek are 55 feet based on the slope of the terrain around the creek. No earthmoving activities are proposed within the creek setbacks. Any potential impacts related to soil erosion are analyzed under **Hydrology and Water Quality**, below. Therefore, substantial adverse effects 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 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 any proposed grading would have no direct or indirect impact as a result of the project.
- 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. The site is previously disturbed lacking essential habitat for roosting or nesting birds. No fencing or other obstructive barriers that would impede wildlife migration are proposed for the project. Existing forested areas on the property will remain intact. 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 that takes place within a required stream setback per Chapter 18.108 of the Napa County Code. Screening trees will be planted as part of the project that will exceed the small number of native trees (8 Live oak trees) being removed as part of the winery road widening. A less than significant impact is expected as a result of the project.
- f. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans in effect for the 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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.-b. Based on the Napa County Environmental Resource Maps (GIS layers: Historical sites, points & lines, archaeological surveys, sites, sensitive areas and flags) no identified historical, archaeological, or paleontological resources, sites or unique geological features are identified within the project site, surrounding vicinity or neighboring properties as defined by CEQA Guidelines Section 15064.5. The closest known sites are over a mile and a half from the project site. 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 as stated in (c.) below. Therefore, with the inclusion of this standard conditions approval, the potential for adverse change in the significance of archaeological resources is considered to be less than significant.

The project site also includes a rock wall that runs along the northern parcel boundary and turns south at the eastern most portion of the property continuing onto a neighboring property. While certain rock walls in Napa County have been previously recorded as elements of cultural features, this wall has not been recorded. Nevertheless, since rock walls built prior to 1920 are considered important reminders of Napa County's agricultural past, the 2008 Napa County General Plan Policy CC-21 calls for their preservation, "to the extent feasible and modified only to permit required repairs and allow for openings necessary to provide for access." Therefore, to ensure the proposed road improvements will not adversely impact a rock wall constructed prior to 1920, a condition of approval will be added stating that:

Prior to issuance of any grading permit, a copy of the proposed grading plans shall be submitted to the Napa County Planning Department for review and approval. The plan shall show the location of any rock wall within the project site. Any rock wall located within the disturbed area proposed for grading and construction shall be evaluated by a qualified historic architect to determine its age of construction prior to 1920. Accordingly, any rock wall determined to be of such vintage shall be retained to the extent feasible and modified only to permit required repairs to the rock wall and allow for openings necessary to provide for access. Any such vintage rock wall shall be protected with construction fencing throughout construction.

Therefore, with the inclusion of standard conditions of approval in (c.) below, the project is not expected to cause a substantial adverse change in the significance of an historical or archaeological resource. Additionally, with the inclusion of the above condition of approval, impacts to locally important rock walls constructed prior to 1920 will be less than significant.

- c. 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 below, thus resulting in a less than significant impact.

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

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:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. The Napa County Resource Maps (Fault Layer) identifies three approximate USGS mapped faults within one quarter of a mile of the project site. Construction of the facility and cave system must comply with all the latest building standards and codes at the time of construction, including the current California Building Code. The proposed cave is classified as Type 1 to be used for storage and/or processing of wine with no public access. Therefore, since the proposed project will be constructed in accordance with the California Building Code, exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking is expected to be to a less than significant.
 - iii. No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure. Based on the Napa County Environmental Resource Maps (liquefaction layer) the project appears to be located in an area of "very low" liquefaction. A soils report, prepared by a qualified Engineer, will be required as part of the building permit submittal. The report will address the soil stability and potential for liquefaction and will be used to design foundation systems and grading methods specific to the project submittal. The facility will be constructed to comply with all the latest building standards and codes at the time of construction of the current California Building Code which contains minimum building design standards to reduce any potential impacts from ground failure or liquefaction to a less than significant level.
 - iv. The Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) indicate the presence of an area of landslide creep adjacent to the proposed winery building site and a small 2.73 acre landslide creep area located 415 feet south of the project site on an adjacent parcel. Soil creep results in the shallow and gradual downhill movement of soil and loose rock material. A geotechnical report was prepared for a previous owner for a proposed residence, guest cottage and driveway by Phoenix Geotechnical Consulting Engineers dated December 7, 2007. As stated in the report, the conclusions and recommendations contained in the report pertain exclusively to the proposed residential project. Given the project at hand is entirely new, the Napa County Building Department has stated in their comments dated July 29, 2010, that they will require a new or revised geotechnical report from a qualified engineer based on the new project parameters. The report will be prepared in accordance with Chapter 18 of the California Building Code and contain recommendations specific grading, foundation systems and structural design measures required to reduce any potential impacts with regards to landslides to a less than significant level prior to issuance of any grading or building permits related to the winery development.

b. The Napa County environmental resource mapping GIS soils layer, which is based on the *Soil Survey of Napa County, California* (Lambert and Kashiwagi 1978), indicates the parcel is predominantly composed of Aiken series soils. According to the survey, this series consists of well drained soils on uplands. These soils are formed from the weathered materials of basic volcanic rock. Permeability is moderately slow with an effective rooting depth of 40 to 60 inches or more. Aiken loam #102 class soils (on 30 to 50 percent slopes) are steep soils found on uplands. The soils are prone to rapid run-off and moderate 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. According to the geotechnical report prepared in 2007, the property is underlain by andesitic to basaltic low rocks of the Sonoma Volcanics with numerous areas of resistant bedrock throughout the site. Soil cover is shallow to none. As stated in aiii., above, the County environmental resource map (liquefaction layer) indicates the project site is located on an area with a "very low" susceptibility for liquefaction. However, because the landslide map layer shows the winery development is proposed in a landslide creep area, a geotechnical report prepared by a qualified engineer in accordance with Chapter 18 of the California Building Code 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 low to moderate expansive soil characteristics 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 July 22, 2010, comments. The approval is based on an evaluation performed by Applied Civil Engineering, originally submitted on April 30, 2010 and later revised on July 13, 2010. Based on the revised report, the soils on the project site are capable of adequately supporting either: a combined process wastewater and sanitary wastewater disposal system with on-site treatment and disposal through a subsurface drip septic system or alternatively, a sanitary wastewater subsurface drip disposal and process wastewater hold and haul system. Since the permeability of the soils has been determined to be adequate using either of the above described systems, 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"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

- a. - b. The proposed project will not involve the routine transport, use, or disposal of hazardous materials other than those small amounts normally used in winery operations. As required in the conditions of approval memo from Environmental Management dated July 22, 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 chemicals 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.-f. The project site is not located within two miles of a public airport or public use airport and is outside any airport compatibility zones therefore no impact on people residing or working in the area is expected. The project site is not located within the vicinity of any private airports and therefore would not result in a safety hazard.
- g. The applicant has applied for an Exception to the Napa County Road and Street Standards for the 1,200 foot winery access road from Soda Canyon Road serving the project. The Exception is requested for two sections of roadway to preserve mature oak trees and rock outcroppings and reduce grading on steep slopes adjacent to a drainage. The civil improvements were reviewed by the Napa County Fire Marshal and the Public Works Departments. With the inclusion of conditions of approval including: widening the entrance on Soda Canyon Road; reducing slopes to range from 10 – 20 % maximum; trimming vegetation to improve traffic visibility; scheduling separate arrival and departures times for visitors, marketing events and deliveries; and, installing yield signs, they found the improvements will not impair emergency ingress or egress and will thus result in a negative impact on emergency response and evacuation planning.
- h. The project is located in a wildland-urban interface where upland hardwood forests of oak and madrone, chaparral and grasslands that dominate much of the area surrounding this parcel, are subject to a heightened wild-land fire risk during the dry season. The winery is 1,400 feet northeast of the Soda Canyon Volunteer Fire Department and ten mile east of the Town of Yountville Fire Department. In addition, the California Department of Forestry/Napa County Fire Marshal has reviewed the project as proposed and has included conditions of approval in his comments dated June 10, 2010, that require fire safety equipment and water storage tanks for fire protection to be incorporated into the

project. With the addition of these safety measures and conditions, exposure of people or structures to a significant risk of loss, injury or death involving wild-land fires as a result of the project development is expected 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
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"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a. The proposed project will not violate any known water quality standards or waste discharge requirements. An existing on-site well located in the southwest quadrant of the parcel will provide water for the proposed winery, landscaping and maintain fire protection to full capacity. Wells serving potable water must meet all County and State water purity standards. On-going well monitoring and reporting is also required by the Napa County Environmental Management Department to ensure no State or local violations occur.

A wastewater feasibility site evaluation was performed by Applied Civil Engineering, Inc., on November 9, 2009, for the purpose of determining the feasibility of disposing of the winery process wastewater and domestic sanitary wastewater generated by the proposed winery via an onsite

wastewater disposal system. A final report, submitted in March of 2010, determined two options for wastewater disposal were feasible based on the soil conditions, proposed wastewater flows and available area on the site. The first option is a combined sanitary and process wastewater disposal field in which all sanitary and process wastewater would be treated and disposed of onsite in a subsurface drip type septic system; the second option is the implementation of a subsurface drip disposal field to dispose of the sanitary wastewater while the process wastewater will be temporarily stored and then hauled off site for treatment and disposal by the East Bay Municipal Utility District or similar municipal wastewater treatment plant. The Napa County Environmental Management Department has reviewed the Wastewater Disposal Feasibility Study (dated March 31, 2010) as well as compliance with applicable setbacks to surrounding septic systems with regards to the proposed cave systems and recommends approval as conditioned.

Finally, since the project construction activity will result in disturbance of greater than one acre (1.8 acres) the applicant will be required to obtain all necessary permits from the Napa County Department of Public Works and the Regional Water Quality Control Board, including submittal of a Notice of Intent and a Stormwater Pollution Prevention Plan (SWPPP) prior to any grading or construction activity. The SWPPP 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 required permits and Department of Public Works 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 one existing on-site well. 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 property is not currently being used in such a way as to create water demand. The total current water demand for this property is therefore, **0.00 af/yr**.

The County's allowable water allotment is based on parcel location. The project is located in the County's Mountain area which has an established acceptable water extraction volume of 0.5 acre feet per acre per year. The project parcel is 10.29 acres (10.30 acres per the Assessor) resulting in a threshold for the property of 5.1 acre feet per year. The Phase I report estimates the projected groundwater demand for the site at build-out (Phase I, II) will be **0.53 af/yr** including: 0.53 the Winery and associated 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 **0.53 af/yr** is well below the established County water allotment of **5.10 af/yr** and would therefore be a less than significant impact.

- c - e. 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 erosion or siltation on or off site. The winery will be located approximately 1,100 feet from Soda Creek, which is the nearest blue-line stream. It runs parallel to Soda Canyon Road and eventually flows into the Napa River 4 1/2 miles southwest of the project site. No work in or around these water courses is proposed. The project proposes earth disturbing activities of greater than one acre in the amount of 1.8 acres. During Phase I construction, 1,500 cubic yards of spoils will be generated by the project and 1,000 cubic yards of these spoils will be used for on-site construction. The remaining 500 yards of spoils will be hauled off-site and disposed of in accordance with applicable State and County regulations. Phase II construction for the cave is planned for 2015 and will generate 1,700 cubic yards of spoils. All spoils from this phase will be removed from the site as they are generated thus, no temporary on-site storage is proposed. Removal of cave spoils must comply with all applicable State and County codes and regulations for proper disposal. As mentioned above, the project will require an SWPPP addressing containment of runoff during storm events including erosion control measures such as placement of siltation devices and implementation of Best Management Practices (BMP) throughout the development area. BMP's will also be employed for post development runoff to ensure containment and management of run-off does not increase from the pre-development runoff volume. 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 resulting 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 - i. 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 Environmental Resource map layers for Floodplain, Flood Zones or Dam Levee Inundation. No impact would result.
- j. The project area is located at approximately 900 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 due to inundation by seiche, mudflow, tsunami or sea level rise and will therefore result 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
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. – b. 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 for agricultural development and, as proposed, the project is consistent with the Agriculture, Watershed & Open Space (AWOS) General Plan designation of the recently adopted and certified Napa County General Plan 2008. The project site is zoned Agriculture Watershed 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. Therefore, because the project is consistent with established adopted Napa County plans and policies, the proposed project does not present any 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.

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

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 project site does not contain any known mineral resources nor is it designated as a locally important mineral resources recovery site and therefore project would not result in impacts to mineral resources.

Mitigation Measure(s): None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a. - b. The proposed project will result in a temporary increase in noise levels during the project construction phase. Construction activities will be limited to daylight hours using properly muffled vehicles and noise generated during this time is not anticipated to be significant. Construction activities would generally occur during the period between 7 am and 7 pm on weekdays - normal waking hours. All construction activities will be conducted in compliance with the Noise Element of the General Plan (Chapter 11) and the Napa County Noise Ordinance (County Code Chapter 8.16) 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 a small 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 1,200 feet northwest of Soda Canyon Road which is a public collector road. The project site is entirely surrounded by large, rural residential open space parcels. The closest neighbor is located approximately 650 feet from the project site. Other surrounding residences are located west, south and east of the project site and are from 650 feet to 1,100 feet distant. 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 caves will be located in the far eastern most quadrant of the project parcel which is furthest away from either of these residences. In addition, the winery floor plan is designed so that most of the operational activities will occur toward the rear of the buildings and inside the cave tunnels. This will help 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 deck areas during tasting or events. However, based on the proposed design, the

outdoor decks are generally located at the front of the winery building which provides a shield from visitor noise for the neighbors living behind the winery on the ridge above the winery property. The design of the proposed project, together with adherence to the County Noise Ordinance, would ensure the proposed project would not result in substantial periodic or permanent increase in the ambient noise level in the project vicinity above levels existing without the project.

e.-f. The project is not subject to an Airport Land Use plan nor is it 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 two phases. The proposed project would not result in the inducement of substantial population growth, either directly or indirectly. No new homes or roads are proposed. The winery will include 4 full-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:				

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

Discussion:

- a. No new or altered government facilities that provide public services will be 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 proposed use of the new Type 1 cave (exclusively for the wine barrel storage with no public access), reduces to a minimum level the exposure of visitors, employees to emergency situations, and thus the need to provide new or altered fire protection service. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. - b. 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"/>
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 10.30 acre parcel with access off a private driveway on the east side of Soda Canyon Road approximately four miles north of its intersection with Silverado Trail. Soda Canyon Road is a collector road connecting with Silverado Trail and eventually to State Hwy 221/29 some 12 miles to the south. Soda Canyon Road is basically a forty foot wide, a two-lane rural road with no left turn lane at the winery site. On April 30, 2010, Applied Civil Engineering submitted a project traffic information sheet along with the, *Relic Wine Cellars Traffic Information Supporting 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 including hold and haul truck trips. 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 19 daily trips on typical business days without a marketing event and 57 trips per day 13 times a year when one of the large events takes place. Napa County Public Works Average Daily Traffic (ADT) taken in July of 2003 was 396 vehicles. Currently, Soda Canyon is operating at a Level of Service (LOS) "A"- Free Flowing Travel; and, Silverado Trail at LOS "C" – Stable Operating Conditions. Conditions imposed by the winery access Road Exception will require visitation, marketing and deliveries to be scheduled so that they will not arrive or depart at the same time. As a result, vehicle trips will be spread throughout the day thus minimizing both the volume to capacity ratio on roads and congestion at intersections on the road network. Therefore, because calculated trip generation for the project 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, nor will it exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways, the project related traffic increases will result in a less than significant traffic 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 Soda Canyon Road. This driveway is approximately 1,200 feet long and begins on the east side of Soda Canyon just north of the Soda Canyon Volunteer Fire Station. The design and location of this driveway entrance at its connection to Soda Canyon Road will be improved to the 20 foot road standard and thus provide adequate sight distance for ingress and egress. A fifty foot deceleration lane will be added just south of the entrance so that vehicles traveling north can turn right into the entrance without impeding other northbound vehicles. Public Works has reviewed the project submittal and determined a left turn lane is not warranted for this project. The applicant also requests an Exception to the Napa County Road and Street Standards for a reduced winery road width from 18 feet with 2 foot shoulders to 14 feet with 2 foot shoulders for two sections of road totaling 400 feet; the remainder of the road will be constructed to the overall 20 foot Standard. Public Works will require road sections greater than 20% slopes to be reduced to 20% or less per the Napa County Road and Street Standards. Continuous maintenance of horizontal and vertical vegetation for a distance of 10 feet on both sides

of the winery access road will be required by the Fire Marshall for fire protection as a condition of approval for the Road Exception. The County Fire Marshall and the Department of Public Works have reviewed the requested Exception to the Napa County Road and Street Standards and recommend approval as specified in their conditions of approval 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 winery access from Soda Canyon 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 6 parking spaces (including one ADA space) and 1 loading area space on-site. Based on the submittal materials from the applicant dated April 30, 2010, parking is sufficient to accommodate 20 Tours and Tastings guest on any given busiest day because the demand for the spaces will be spread over an eight hour business day with 2.7 guests per vehicle. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The project will not exceed wastewater treatment requirements 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 project proposes an on-site wastewater disposal system with two options-- either a combined sanitary and Process Wastewater Disposal Field with a subsurface drip dispersal system or a Sanitary Wastewater Disposal Field and Process Wastewater Hold and Haul to be feasible wastewater options. Test pits have been evaluated and there is adequate area available to site a 100% reserve area. The wastewater from the hold and haul option will be taken off-site to East Bay Mud and used as recycled materials. Napa County Department of Environmental Management has reviewed and approved the proposed options and recommends approval as conditioned. Based on the Phase One study, one on-site well will be used for the winery operation, landscaping and fire protection; no residence is currently proposed. The Phase One water study indicates water demand will increase from 0.0 to 0.53 acre feet per year which is well under the allowable Napa County water allotment of 5.1 acre feet per year for mountain areas. All plumbing fixtures in the proposed winery will be low flow, water saving fixtures per the current Uniform Building Code. Required wellhead and cave 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. Therefore no significant environmental impact is expected since the proposed project will not require or result in a new water or wastewater treatment facility or expand an existing facility the construction of which will cause significant environmental effects.
- c. A Storm Water Quality Management Plan (SQMP) 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. This permit ensures sufficient water supplies will be available to serve the project for the proposed 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; If treated off-site, East Bay Municipal Utility District has determined it has adequate capacity to serve the project's projected Hold and Haul demand in addition to its existing commitments.
- 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. As analyzed above, the project does not contain any known listed planted or animal species and therefore, will have a less than significant impact on wildlife resources. Also as analyzed, 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.
- 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.