



A Tradition of Stewardship
A Commitment to Service

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT, AND PLANNING DEPARTMENT
1195 Third Street, Suite 210
Napa, CA 94559
707.253.4417

Notice of Intent to Adopt a Negative Declaration

1. Project Title & Number: Quintessa Winery Use Permit Major Modification – P10-00358
2. Property Owner: Tremont Vista LLC, c/o Huneeus Chantre Properties LLC
3. County contact person, phone number, and email: Jessica Jordan, 707-299-1355, Jessica.Jordan@countyofnapa.org
4. Project location and APN: 1601 Silverado Trail, Rutherford, CA 94574; APN 030-060-061
5. Project Sponsor's Name and Address: Ms. Lora McCarthy, Director of Marketing, Quintessa Winery, 1601 Silverado Trail, Rutherford, CA 94574
6. General Plan designation: AWOS (Agriculture, Watershed, and Open Space)
7. Zoning: AP (Agricultural Preserve)
8. Brief Description of the Project:

The project consists of a Major Modification to the previously approved Use Permit (#99538) establishing a winery at the subject property. Alterations to the previous project included in this request are:

- Increase the number of daily visitors from 10 per day to 100 per day; increase the number of weekly visitors from 25 per week to 500 per week;
- Increase the hours of operation from 8:00 am-5:00 pm to 7:30 am-6:30 pm;
- Add three 50-person marketing events to the previously approved marketing plan;
- Increase the number of onsite parking spaces from 18 spaces to 24 total parking spaces within the existing paved area onsite;
- Removal of previous condition of approval regulating custom crush activities at the winery with no increase in overall production; and
- Upgrade to the existing wastewater treatment plant.

The request does not involve any physical expansions or substantial changes to the existing winery footprint. The upgraded septic system will be installed in the area where the current system exists. As previously approved, the proposed winery will have an annual production of 180,000 gallons per year with tours and tastings by appointment only. Marketing events are also restricted to a certain number, type, and size per year. No changes, other than those listed above, to the previous approvals are included in this project.

9. The project site is not located on the lists enumerated under Section 65962.5 of the Government Code, including, but not limited to lists of hazardous waste facilities.

PRELIMINARY DETERMINATION:

The Napa County Director of Conservation, Development, and Planning has tentatively determined that the project analyzed in the attached initial study checklist would not have a significant effect on the environment and the County intends to adopt a mitigated negative declaration. Copies of the proposed negative declaration and all documents referenced are available for review at the offices of the Napa County Conservation, Development, and Planning

Department, 1195 Third St., Suite 210, Napa, CA 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (excepting holidays).

March 10, 2011

DATE OF THIS NOTICE

BY: Jessica Jordan

WRITTEN COMMENT PERIOD: March 10, 2011 – March 29, 2011

Please send written comments to the attention of Jessica Jordan, Supervising Planner at 1195 Third St., Suite 210, Napa, CA. 94559, or via e-mail to jessica.jordan@countyofnapa.org. A public hearing on this project is tentatively scheduled for the Napa County Conservation, Development, and Planning Commission at 9:00 AM or later on April 6, 2011. 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
(form updated September 2010)**

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The request does not involve any physical expansions or substantial changes to the existing winery footprint. The upgraded septic system will be installed in the area where the current system exists. As previously approved, the proposed winery will have an annual production of 180,000 gallons per year with tours and tastings by appointment only. Marketing events are also restricted to a certain number, type, and size per year. No changes, other than those listed above, to the previous approvals are included in this project.

9. Describe the environmental setting and surrounding land uses.

The project is proposed on a 17.66 acre parcel located on the southwest side of Silverado Trail, approximately 580 feet north of its intersection with State Highway 128. The property is presently developed with a winery building, winery administration building, visitor and employee parking areas, a utility yard, existing wine caves, approximately 8 acres of vineyard, and other naturally vegetated areas. A small area of both 500-year and 100-year floodplain is located in the southeastern corner of the property, extending onto the property by approximately 300 feet. No structures are located within the floodplain.

Based on Napa County environmental resource mapping and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), about 80 percent of the site consists of Cortina very gravelly loam complex, 0 to 5 percent slopes. The remaining 20 percent of the site, in the southwestern portion of the parcel, is Forward gravelly loam, 30 to 75 percent slopes. The Cortina soil series is characterized by

nearly level to gentle sloping soil on floodplains. Runoff is slow and the risk of erosion is slight. The Forward soil series is characterized by steep and very steep soil on uplands. Runoff is rapid and the hazard of erosion is high to very high.

Land uses in the vicinity of the project mainly consist of large lots of active vineyard operations, vacant parcels inhabited by natural undisturbed vegetation, and several nearby wineries. Individual wineries located within ¼ mile of the project area include Round Hill Cellars (1680 Silverado Trail, 1,250,000 gallons/year, tours and tasting by appointment), Villa Mt. Eden (8711 Silverado Trail, 850,000 gallons/year, open to the public), Mario Perelli Minetti (1443 Silverado Trail, 20,000 gallons/year, tasting by appointment only), Houge Winery (1450 Silverado Trail, 20,000 gallons/year, tours and tasting by appointment), and Rutherford Hill Winery (200 Rutherford Hill Road, 640,000 gallons/year, open to the public). Properties on the southwest side of St. Helena Highway are zoned AW (Agricultural Watershed). Properties on the northeast side of Silverado Trail are zoned AW (Agricultural Watershed). Properties on the southwest side of Silverado Trail are zoned AP (Agricultural Preserve).

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

None.

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

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

Signature

Date

Name: Jessica Jordan, Supervising Planner

Napa County Conservation, Development & Planning Department

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

Discussion:

- a) There are no scenic vistas within the vicinity of the project site. No changes to the existing building exterior are proposed. Improvements included in the project occurring outside of the building include installation of 6 new parking spaces and upgrades to the existing septic system, both of which have no visible impacts to existing views around the winery. No trees will be removed.
- b-c) The subject property has parcel frontage along Silverado Trail, a designated Scenic Roadway in the *Community Character Element* of the *Napa County General Plan*. The proposed project does not include any exterior changes to the existing winery building or any other improvements that will be visible from Silverado Trail. Therefore, the project will not impact scenic resources or substantially degrade the existing visual character of the surrounding area.
- d) No modifications to or installation of new exterior lighting is included in the proposed project. In accordance with County standards, all exterior lighting will be the minimum necessary for the operational and security needs. No installation of highly reflective surfaces will occur as part of the project. As designed, and as subject to standard conditions of approval, the project will not have an impact on light and glare. The standard winery condition of approval relating to lighting states that;

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

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES.¹ 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) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

a-e) The project site is located in the designated Agriculture, Watershed, and Open Space area of the *Napa County General Plan Land Use Element*. The previously approved winery use and currently proposed changes will take place on a site with existing cultivated vineyards and within existing structures. The site and surrounding properties are not under Williamson Act contract. There will be no conversion of existing farmland to non-agricultural use. The site and surrounding areas are not designated forest land and no conversion to non-forest use will result from the project. No impacts to agricultural and forest resources will occur.

Mitigation Measure: None.

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

Discussion:

- a) The proposed project will not conflict with or obstruct the implementation of any applicable air quality plan. Wineries as proposed here are not producers of air pollution in volumes substantial enough to result in an air quality plan conflict. The project site lies within the Napa Valley, which forms one of the climatologically distinct sub-regions (Napa County Sub region) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the Valley create a relatively high potential for air pollution. Over the long term, emissions resulting from the proposed project would consist primarily of mobile sources, including production-related deliveries and visitor and employee vehicles traveling to and from the winery. The *Bay Area Air Quality Management Plan* states that projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and do not require further study (*BAAQMD CEQA Guidelines*, p. 24). The previously approved winery included 10 full-time employees and 4 part-time employees, which will not be modified by this project. Daily and weekly visitation will increase to from 10 visitors per day to 100 visitors per day and from 25 visitors per week to 500 visitors per week. There will be no change in the previously approved 10 pickups/deliveries per week. Based on these revisions, the project will account for an additional 64 daily trips on the busiest day with no marketing events (this assumes 1.05 occupants per car for employees, 3.2 trips per day per full-time employee, and 2.6 occupants per car for visitors- all per *Napa County Winery Traffic Generation Characteristics*). The proposed increase to the marketing plan, adding three 50 person events, will add 48 additional daily trips on the day of a large marketing event. The resulting busiest day plus marketing and existing operational trips total of 148 project-related trips is well below the established threshold of significance. The alterations to the previously approved winery included in the current modification request will not result in any change or increase in trips. Therefore, impacts to air quality are less than significant.
- b) Please see "a.", above. There are no projected or existing air quality violations in the area to which this proposal would contribute. The project will not result in any violations of applicable air quality standards.
- c) Please see "a." above and "d.-e.," below. The proposed project will not result in a cumulatively considerable net increase in any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. Standard conditions of approval for any Napa County construction project require dust control measures.
- d-e). Earthmoving and construction activities required for project construction will be limited. These activities may cause odors and a temporary degradation in air quality from dust and heavy equipment air emissions during the construction phase. While construction on the site will generate dust particulates in the short-term, the impact will be less than significant with dust control measures as specified in Napa County's standard condition of approval relating to dust;

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

Wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. Construction-phase pollutants will be reduced to a less than significant level by the above-noted standard condition of approval. The project will not create pollutant concentrations or objectionable odors affecting a substantial number of people.

Mitigation Measure: None.

	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The site is located on Silverado Trail, near its intersection with Sage Canyon Road and State Highway 128, in an area with some rural residences and wineries, vineyards and areas of undisturbed natural vegetation. County Environmental Sensitivity Maps (Biological Surveys, Wetlands, CNDDB) do not identify the presence of any special status species on or near the project site. The majority of activities included in this modification request will occur within an existing structure and will not impact any biological resources. Improvements included in the project occurring outside of the existing building will occur within the developed footprint of the property, within the existing parking lot/driveway area and within the existing vineyard adjacent to the winery entrance. No trees will be removed as part of project implementation. There will be no impacts to any biological resources.
- b) There are no riparian habitats or other sensitive natural communities that will be impacted by the project.
- c) County Environmental Sensitivity Maps (Wetlands and Vernal Pools Overlay) do not indicate the presence of any wetlands or potential wetlands within the project boundary. The project will not result in any impacts to federally protected or potentially sensitive wetlands.
- d) The project will not interfere 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.
- e) The project does not include removal of trees. The project does not conflict with any County policies or ordinances protecting biological resources, such as a tree preservation policy.
- f) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. There are no such plans applicable to the subject parcel.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

- a) According to Napa County Environmental Resource Mapping (*historic sites* layer), no listed historic resources are located on the subject parcel. No substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5 will occur as a result of the project.
- b) According to Napa County Environmental Resource Mapping (*archaeology surveys, archeology sites, archeologically sensitive areas, and archeology flags* layers), the project area is not part of any known archeologically sensitive area. As a result, neither this project nor any resulting ministerial activity will foreseeably cause a substantial adverse change in the significance of an archeological resource.
- c) The subject property does not contain any known paleontological resources or unique geologic features and therefore is not anticipated to result in any adverse impacts to such resources.
- d) No formal cemeteries are known to exist within the project area and, as noted above, no significant evidence of historic and/or prehistoric Native American settlement was found in the project area. Public Resources Code §5097.98, Health and Safety Code §7050.5, and CEQA §15064.5(e) detail the procedures to follow in case of the accidental discovery of human remains, including requirements that work be stopped in the area, that the County Coroner be notified, and that the most likely descendants be identified and notified via the Native American Heritage Commission. There are no foreseeable project-specific impacts to human remains.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The proposed project is not located within any Alquist-Priolo earthquake fault zone. Therefore, there is no risk of fault rupture. The site has areas of both nearly flat along Silverado Trail and steeply-sloped portions south of the winery building. While seismic activity is endemic to the Bay Area, there are no components of the proposed project that will be at any significant risk related to seismic ground shaking. The areas onsite with high liquefaction potential are adjacent to Silverado Trail and currently developed with vineyard. Neither people nor structures will be exposed to potential adverse effects such as loss, injury, or death related to liquefaction. The project site is not located in an area of landslide hazards.

- b) According to the United States Department of Agriculture, Soil Conservation Service, Soil Survey of Napa County, California, about 80 percent of the site consists of Cortina very gravelly loam complex, 0 to 5 percent slopes. The remaining 20 percent of the site, in the southwestern portion of the parcel, is Forward gravelly loam, 30 to 75 percent slopes. The proposed project includes limited improvements within the existing parking/drive aisle areas and developed vineyard. None of these activities will result in any alterations to the existing slope of the property. The soils onsite are characterized by slow to rapid runoff and slight to high erosion potential in the more steeply sloped areas. Development of the project will be required to implement the storm water and erosion control Best Management Practices under the standards developed in the County's National Pollutant Discharge Elimination System, Phase II Stormwater permit. Due to the limited construction activity included in this request, there will be no substantial losses in topsoil or incidence of soil erosion.
- c) The site is not located on a geologic unit or characterized by soils that are unstable or subject to landslide, lateral spreading, subsidence, liquefaction, or collapse.
- d) The soil type is not classified as expansive soils, as defined in Table 19.1B of the UBC, creating substantial risks to life or property.
- e) According to the Napa County Department of Environmental Management, the existing wastewater system and proposed improvements are adequate to accommodate the increased visitation and existing winery use. With permit issuance and installation of the approved system, no impact to soils relative to septic tanks or waste water disposal systems will occur.

Mitigation Measure: None.

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

Discussion:

- a) Construction and operation of the project analyzed in this initial study will contribute to overall increases in Greenhouse Gas (GHG) emissions by generating emissions associated with transportation to and from the site and minimal emissions from the construction of additional parking spaces and installation of the proposed upgrades to the septic system. The project-specific increase in GHG emissions will be relatively modest, given the estimated 148 new vehicle trips per day on the busiest day during harvest season.

The Bay Area Air Quality Management District (BAAQMD) has established a significance threshold of 1,100 metric tons of carbon dioxide equivalents per year and screening criteria related to greenhouse gas emissions (GHG) for new development. The proposed project is limited to modifications to an established and currently operating winery. No additional floor area will be added to the winery. Based on the minimal increase in traffic associated with the project, it is not anticipated that the project would generate GHG above the significance threshold established by the District, and further analysis (and quantification) of GHG emissions is not warranted.

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

Consistent with these General Plan action items, Napa County participated in the development of a community-wide GHG 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 in December 2009, and is currently serving as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County. The County's draft Climate Action Plan is currently available for public review and is anticipated to be heard by the Planning Commission in late April and adopted by the Board shortly thereafter.

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

will be well below the screening criteria for significance suggested by BAAQMD, and in compliance with the County's General Plan efforts to reduce emissions described above. For these reasons, project impacts related to GHG emissions are considered less than significant.

Mitigation Measure: None.

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

Discussion:

- a) The proposed project will not involve the transport of hazardous materials. Any future operator that uses substantial amounts of hazardous materials will be subject to review and approval by the County, including the Environmental Management Department that regulates all hazardous materials uses.
- b) The project will not result in 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 site is not on any known list of hazardous materials sites.
- e) The site is not located within two miles of a public airport or public use airport. The project will not create a safety hazard for people residing or working at the winery location.
- f) The project site is not located within the vicinity of any private airports.
- g) The proposed project has been reviewed and been found acceptable as conditioned by the County Fire Department and Public Works Department. The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- h) The site is not located in an urbanized area near wild-lands but, there are open, undeveloped lands to the north of the site, inhabited by natural vegetation. The County Fire Department has reviewed the project and found it acceptable as conditioned. The project will be equipped with fire safety equipment and measures and exposure to people or structures to a significant risk of loss, injury or death related to wild-land fires is less than significant.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The proposed project will not violate any known water quality standards or waste discharge requirements. The previously approved Use Permit included approval of a septic system to support the winery. As part of this project, the applicant is requesting upgrades to the septic system including new subsurface drip type septic system in the location of the existing leach lines. The applicant has submitted an Onsite Wastewater Disposal Feasibility Study which evaluates the feasibility of the proposed upgrades to support the proposed increase in visitation (Michael Muelrath, P.E. for Applied Civil Engineering, received October 22, 2010). The Napa County Department of Environmental Management has reviewed the proposed wastewater system upgrades and recommends approval as conditioned. Additionally, the applicant will be required to obtain all applicable permits from the Napa County Department of Public Works, which may include a Stormwater Pollution Management Permit. The permit will provide for adequate on-site containment of runoff during storm events through placement of siltation measures around the development area.
- b) The proposed increase in daily and weekly visitation and marketing was analyzed for impacts to the existing groundwater utilized by the current operations of the winery. There is an existing groundwater well on the property that is currently adequate to meet the County standards for a Transient Non-community Water System per the submitted water availability analysis and supporting engineering report (Michael Muelrath, P.E. for Applied Civil Engineering, received October 22, 2010). The 17.66 acre parcel is located in the 'valley floor' area, with an extraction threshold of 1.0 acre feet of water/acre/year, resulting in a total parcel threshold of 17.66 AF/YR. The proposed project will not increase the existing annual water usage of the winery. Existing winery operations and the proposed increase in visitation and marketing will continue the current annual water use of 8.8 AF/YR, well below the established threshold. The project will not result in substantial depletion of groundwater supplies. The project includes very minor exterior site improvements, which will not affect rates of groundwater recharge on the site. The project will not impact rates of groundwater recharge that result in a net deficit in aquifer volume or a lowering of the groundwater table.
- c-d) The proposed project, mainly involving an increase in visitation and marketing and minimal exterior improvements, will not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off site. During construction, the project will incorporate erosion control measures appropriate to the site's maximum slope to manage onsite surface drainage and erosion of onsite soils. There will be no increase in the overall impervious surface as parking improvements will be accommodated within the existing pavement. No substantial alterations in the existing drainage pattern or surface runoff will occur. The project will result in less than significant impacts to drainage patterns.

- e) The project does not include any alterations to the existing storm drainage system serving the property. Runoff will not exceed the capacity of an existing or planned stormwater system nor will substantial pollutants be contributed to runoff by the project.
- f) There are no other factors included in this project that would otherwise degrade water quality.
- g-h) The small area of the eastern corner of the project site is located within the 100-year and 500-year floodplain. All existing operations and minor improvements included in the proposed project are located elsewhere on the property, outside of these designated areas. No housing or other structures will be placed within the floodplain nor will any structure impede or redirect flood flows as a result of this project.
- i) According to Napa County environmental resource mapping (*Dam Levee Inundation* layer), the project site is located within the Conn Dam inundation area. In the unlikely event that this dam was to fail, visitors and employees would likely be subject to troubling volumes of water. However, dams are subject to regular inspection by the California Department of Conservation, Division of Dam Safety, and the State's ongoing dam inspection program insures that any risks associated with dam failure are less than significant.
- j) In coming years, higher global temperatures are expected to raise sea level by expanding ocean water, melting mountain glaciers and small ice caps, and causing portions of Greenland and the Antarctic ice sheets to melt. The Intergovernmental Panel on Climate Change estimates that the global average sea level will rise between 0.6 and 2 feet over the next century (IPCC, 2007). However, the project area is located at approximately 160 feet in elevation and there is no known history of mud flow in the vicinity. The project will not subject people or structures to a significant risk of inundation from tsunami, seiche, or mudflow.

Mitigation Measure: None.

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

Discussion:

- a) The proposed project is located in an area dominated by agricultural, residential, winery, and open space uses and the improvements proposed here are in support of ongoing agricultural uses county-wide, as they provide a market for grapes grown within Napa County. This project will not divide an established community.
- b) The subject parcel is located in the AP (Agriculture Preserve) zoning district, which allows wineries and winery-accessory uses subject to use permit approval. The proposed project is a major modification of the previously approved winery use permit to increase daily and weekly visitation, increase marketing events, add additional parking spaces, and upgrade the existing septic system, consistent with the zoning for the site. No conflicts with any applicable land use plan, policy, or regulation will result from implementation of the proposed project.
- c) There are no habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measure: None.

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

Discussion:

a-b) According to Napa County environmental resource mapping (*Soils Types, Surficial Deposits Overlays*), the project site does not contain any known mineral resources or locally-important mineral resources recovery sites.

Mitigation Measure: None.

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

Discussion:

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

Noise from winery operations is generally limited. The Napa County Exterior Noise Ordinance, which was adopted in 1984, sets the maximum permissible received sound level for a rural residence as 45 db between the hours of 10 p.m. and 7 a.m. While the 45 db limitation is strict (45 db is roughly equivalent to the sound generated by a quiet conversation), much of the area around the proposed winery is given over to agricultural uses and standard winery conditions of approval are designed to minimize noise impacts on neighboring properties associated with outdoor amplified music by requiring;

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

In addition, continuing enforcement of Napa County's Exterior Noise Ordinance by the Department of Environmental Management and the Napa County Sheriff, including a separate and reinforcing prohibition against outdoor amplified music, should ensure the winery activities do not create a significant noise impact.

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

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 proposed project will occur at an existing, operating winery and will not displace any existing residents, housing, or involve physical changes that would divide an established community. Neither substantial population growth nor displacement of any housing or residents will occur as a result of the project.

Mitigation Measure: None.

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

Discussion:

a) Public services are currently provided to the subject parcel and, as a result, the additional demand placed on existing services will be marginal. There will be no foreseeable impact to emergency response times that result from the project as proposed with the adoption of standard conditions of approval. The Fire and Public Works Departments have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal as applicable. County revenue resulting from building permit fees, property tax increases, and taxes from the sale of wine and wine-related products will help meet the costs of providing public services to the facility. The proposed project will have a less than significant impact on public services. The proposed project will have no impact on public parks or any other public facilities beyond those discussed here.

Mitigation Measure: None.

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

Discussion:

a-b) This application proposes modifications to a currently operating winery, including minor external improvements and increase in visitation and marketing. No portion of this project, nor any foreseeable result thereof, will increase the use of existing recreational facilities. This project does not include new recreational facilities of any description.

Mitigation Measure: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and/or conflict with General Plan Policy CIR-16, which seeks to maintain an adequate Level of Service (LOS) at signalized and unsignalized intersections, or reduce the effectiveness of existing transit services or pedestrian/bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the Napa County Transportation and Planning Agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with General Plan Policy CIR-23, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-b) The site is located on the southern side of Silverado Trail, approximately 580 feet north of the intersection with State Highway 128. Silverado Trail is a two-lane road that provides primary north-south access along the east side of Napa Valley. Access to the Quintessa winery is provided by an existing internal road that extends from Silverado Trail to the visitor facility. The proposed project will not modify any aspect of the current winery access.

The proposed project does include an increase in daily and weekly visitation and in annual marketing events, which will result in additional vehicle trips to and from the winery. A traffic study was prepared to analyze the traffic impacts of the project and design issues associated with the proposed project (George Nickelson, P.E., *Traffic Analysis for a Proposed Visitor Expansion Program at Quintessa Winery on Silverado Trail in Napa County*, received October 22, 2010). This traffic analysis identified an additional 64 Saturday trips resulting from the increase in daily and weekly visitation and an additional 48 trips resulting from the additional annual marketing events to the roadway network. These volumes represent an increase of approximately 0.3-0.5% to the existing volumes, resulting in less than significant impacts to level of service (LOS) of Silverado Trail, which currently operates at level of service (LOS) C.

The County has established that a significant traffic impact would occur in increases in traffic from a project would cause intersections or two-lane highway capacity to deteriorate to worse than LOS E. Alternatively, at intersections of two-lane highway where base case (without project) is LOS F, a significant impact is considered to occur if a project increases the base volumes by more than one percent. Napa County utilizes a one percent significance threshold for the identification of significant adverse traffic impacts to travel during peak hours. This threshold was determined by the Napa County Transportation Planning Agency and has been used consistently as the significance determination for all recent EIR and CEQA documents. Peak period traffic generated from the project will contribute less than 0.3-0.5% percent to traffic levels on roadways and intersections and to deterioration in level of service. This less than 1 percent increase is considered a less than significant impact.

c) The project does not have any impact on air traffic patterns.

d-e) The project will not result in creation of any hazards or result in inadequate emergency access.

f) The project will provide adequate parking for winery operations onsite. Neither excess parking nor inadequate parking will be created.

g) The project does not conflict with any known policies or plans supporting alternative transportation.

Mitigation Measure: None.

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

Discussion:

- a) The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board and will not result in a significant impact on the environment relative to wastewater discharge. Wastewater disposal will be accommodated on-site and in compliance with State and County regulations.
- b) The currently operating winery utilizes an onsite wastewater treatment system that will be upgraded as part of the proposed project. The Napa County Department of Environmental Management has reviewed the proposed upgrades and recommends approval as conditioned. Required wellhead setbacks and ongoing monitoring of the facility's wastewater systems by the Department of Environmental Management will reduce any impacts on water quality to less than significant levels. The upgraded wastewater treatment system will not result in significant environmental impacts over permitted baseline levels.
- c) The project will not require or result in the construction of new storm water drainage facilities or an expansion of existing facilities which would cause a significant impact to the environment.
- d) The proposed increase in daily and weekly visitation and marketing was analyzed for impacts to the existing groundwater utilized by the current operations of the winery. There is an existing groundwater well on the property that is currently adequate to meet the County standards for a Transient Non-community Water System per the submitted water availability analysis and supporting engineering report (Michael Muelrath, P.E. for Applied Civil Engineering, received October 22, 2010). The 17.66 acre parcel is located in the 'valley floor' area, with an extraction threshold of 1.0 acre feet of water/acre/year, resulting in a total parcel threshold of 17.66 AF/YR. Considering the existing winery operations as well as the proposed increase in visitation and marketing, the projected water use for the project is 8.8 AF/YR, well below the established threshold. No new or expanded water supplies are required. Sufficient water supplies are available for the existing winery and proposed modifications to the use.
- e) Wastewater treatment will be accomplished through an onsite septic system. No impacts to domestic wastewater system capacity will occur as a result of the project.
- f-g) The project will be served by a landfill with sufficient capacity to meet the project demands. No significant impact will occur from the disposal of solid waste generated by the project. The project will comply with all local, state, and federal regulations related to solid waste.

Mitigation Measure: None.

	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The project site has been previously disturbed and does not contain any known listed plant or animal species. The project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) The project does not have impacts that are individually limited, but cumulatively considerable.
- c) There are no environmental effects caused by this project that would result in substantial adverse effects on human beings, whether directly or indirectly. No hazardous conditions resulting from this project have been identified. The project will not have any environmental effects that will result in significant impacts.

Mitigation Measure: None.