



A Tradition of Stewardship  
A Commitment to Service

## COUNTY OF NAPA

CONSERVATION, DEVELOPMENT, AND PLANNING DEPARTMENT

1195 3<sup>rd</sup> Street, Suite 210

Napa, Calif. 94559

707-253-4417

### Notice of Intent to Adopt a Subsequent Mitigated Negative Declaration

#### Project Title

Continuum Winery Use Permit Major Modification Application N# P10-00255-MOD

#### Property Owner

Timothy Mondavi for TIMAR LLC and TMR Wine Company LLC, 1677 Sage Canyon Road, St. Helena, Calif., 94574

#### County Contact Person, Phone Number and Email

Christopher M. Cahill, Planner, 707.253.4847, [chris.cahill@countyofnapa.org](mailto:chris.cahill@countyofnapa.org)

#### Project Location and APN

The two 89.8 acre winery parcels are accessed via a private drive beginning 250 feet northeast of the intersection of Sage Canyon Road (State Highway 128) and Long Ranch Road within an AW (Agricultural Watershed) zoning district. Existing and proposed winery APNs: 032-010-060 (032-030-043 SFAP) and 032-010-061 (032-030-044 Separated for Assessment Purposes- hereinafter SFAP). 1683 and 1677 Sage Canyon Road, St. Helena, Calif., 94574. Additionally, roadway improvements are proposed within a private access easement crossing portions of APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, 032-010-074, and 032-010-028.

#### Project Sponsor's Name and Address

Katherine Philippakis, Farella Braun + Martel LLC, 899 Adams Street, St. Helena, Calif., 94574, 707.967.4000, [kp@fbm.com](mailto:kp@fbm.com)

#### General Plan Description

AWOS (Agriculture, Watershed, and Open Space)

#### Zoning

AW (Agricultural Watershed)

#### Project Description

Use Permit Major Modification to transfer the existing 6,600 gallon per year Continuum (formerly Cloudview) winery from assessor's parcel 032-010-060 (032-030-043 SFAP) to assessor's parcel 032-010-061 (032-030-044 SFAP) and to further modify use permit #99544-UP as previously modified by P07-00752 and P10-00099 to allow the following:

- an increase in wine production from 6,600 gallons per year to 28,000 gallons per year;
- conversion of and additions to an existing residence to create a 4,596 sq. ft. single-story winery hospitality building including a commercial kitchen;
- construction of a new 1,920 sq. ft. single-story office and reception building;
- construction of a new 11,155 sq. ft. two-story production building;
- construction of a new 3,434 sq. ft. single-story shop and barrel/bin fermentation building;
- construction of a new 1,250 sq. ft. mechanical/pump building;
- 27,345 sq. ft. of new winery caves;
- conversion of the existing approximately 3,500 sq. ft. winery building on APN 032-010-060 to agricultural storage and vineyard management uses;
- an increase in winery employment from 1 full-time and 1 part-time employee to 14 full-time and 3 part-time employees;
- 5 visitor parking spaces and 15 employee parking spaces, including 3 ADA-accessible spaces;
- by-appointment tours and tastings including food pairings with a maximum of two visitor vehicles per day;

- a marketing plan with 4 50-person private tasting events with meals and 2 125-person private gala events with meals annually;
- installation of two 10,500 gallon above-ground domestic water storage tanks and one fire flow storage tank;
- process wastewater disposal through landscape irrigation and installation of a 35,000 gallon above-ground treated wastewater storage tank; and
- sanitary wastewater disposal through sub-surface drip including 14,670 sq. ft. of septic disposal and septic reserve areas.

Road and Street Standards Exception to allow width reductions (18 feet required, 10 to 20 feet proposed) along the existing 2+ mile shared entry drive (APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, and 032-010-074) and along approximately 2,000 linear feet of new winery driveway (APNs: 032-010-074, 032-010-028, and 032-010-061 {032-030-044 SFAP}).

Lot Line Adjustment to transfer lot area from parcel 032-010-061 (032-030-044 SFAP) to parcel 032-010-074, from parcel 032-010-028 to parcel 032-010-061 (032-030-044 SFAP), and from parcel 032-010-060 (032-030-043 SFAP) to parcels 032-010-076 and 032-010-074 resulting in a net increase at parcel 032-010-061 (032-030-044 SFAP) from 89.83 acres to 91.2 acres and a net decrease at parcel 032-010-060 (032-030-043 SFAP) from 89.85 acres to 82.28 acres.

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

### Preliminary Determination

Napa County's 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 **subsequent mitigated negative declaration**. Copies of the proposed **subsequent mitigated 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).



Christopher M. Cahill, Planner

FEB 10, 2011  
date

### **Written Comment Period - February 18, 2011 to March 9, 2011**

*Please send written comments to the attention of Chris Cahill at 1195 Third St., Suite 210, Napa, CA. 94559, or via e-mail to [chris.cahill@countyofnapa.org](mailto:chris.cahill@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 Wednesday March 16<sup>th</sup>, 2011. You may confirm the date and time of this hearing by calling (707) 253-4417.*

**Project Revision Statement & Mitigation Monitoring and Reporting Program**  
(Environmental Review)

**Continuum Winery**

Use Permit Major Modification Application № P10-00255-MOD  
Assessor's Parcel № 032-010-061 (032-030-044 SFAP)  
1683 Sage Canyon Road, St. Helena, Calif., 94574

*(Note: Project affects additional parcels as specifically identified in the final subsequent mitigated negative declaration.)*

**I hereby revise my request to include the mitigation measures specified below:**

**TRANSPORTATION/TRAFFIC**

**Mitigation Measures:**

1. Prior to County authorization of a building permit, the permittee shall submit an access driveway signage plan for the review and approval of the Departments of Planning and Public Works. The submitted plan shall include: 1.) a stop sign and stop legend at the access road's intersection with SR128; 2.) standard 15 mph speed limit signs at regular intervals along the access driveway; and 3.) where the upper access road splits around a tree, signage and pavement arrows to direct two way traffic flow around the tree. Prior to permit final, all required signage shall be installed.

Method of Mitigation Monitoring: This Mitigation Measure requires submission of an acceptable signage plan prior to the issuance of a building permit and actual installation of the required signage prior to permit final. If required signage is not proposed and installed, building permits and permit finals will not be issued. **RESPONSIBLE AGENCY(IES)-** Planning Division, Department of Public Works.

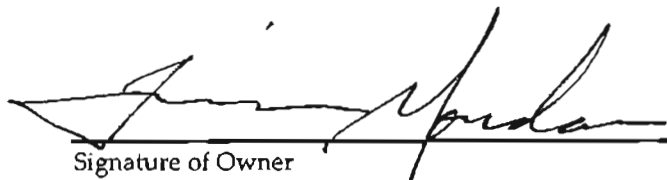
2. Foliage shall be trimmed on the inside of access driveway curves and at all minor driveway junctions on an ongoing basis.

Method of Mitigation Monitoring: The Planning Division and/or Department of Public Works will inspect the driveway for compliance with this mitigation measure at project final, enforcement of this mitigation measure thereafter will be complaint-based. **RESPONSIBLE AGENCY(IES)-** Planning Division, Department of Public Works.

3. Visitors shall be shuttled to and from the winery from an off-site parking location during any and all marketing events with more than 15 attendees.

Method of Mitigation Monitoring: Enforcement of this mitigation measure will be complaint-based. **RESPONSIBLE AGENCY(IES)-** Planning Division.

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


TIM MOWBRAY
OWNER

Signature of Owner                      Print Name                      Interest

## COUNTY OF NAPA

Conservation, Development, and Planning Department  
1195 Third St., Suite 210  
Napa, Calif. 94559  
(707) 253-4416

### Initial Study Checklist<sup>1</sup>

*(form updated September 2010)*

1. **Project Title:**  
Continuum Winery Use Permit Major Modification Application No P10-00255-MOD
2. **Property Owner:**  
Timothy Mondavi for TIMAR LLC and TMR Wine Company LLC, 1677 Sage Canyon Road, St. Helena, Calif., 94574
3. **County Contact Person, Phone Number and Email:**  
Christopher M. Cahill, Planner, 707.253.4847, [chris.cahill@countyofnapa.org](mailto:chris.cahill@countyofnapa.org)
4. **Project Location and APN:**  
The two 89.8 acre winery parcels are accessed via a private drive beginning 250 feet northeast of the intersection of Sage Canyon Road (State Highway 128) and Long Ranch Road within an AW (Agricultural Watershed) zoning district. Existing and proposed winery APNs: 032-010-060 (032-030-043 SFAP) and 032-010-061 (032-030-044 Separated for Assessment Purposes- hereinafter SFAP). 1683 and 1677 Sage Canyon Road, St. Helena, Calif., 94574. Additionally, roadway improvements are proposed within a private access easement crossing portions of APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, 032-010-074, and 032-010-028.
5. **Project Sponsor's Name and Address:**  
Katherine Philippakis, Farella Braun + Martel LLC, 899 Adams Street, St. Helena, Calif., 94574, 707.967.4000, [kp@fbm.com](mailto:kp@fbm.com)
6. **General Plan Description:**  
AWOS (Agriculture, Watershed, and Open Space)
7. **Zoning:**  
AW (Agricultural Watershed)
8. **Description of Project.**  
Use Permit Major Modification to transfer the existing 6,600 gallon per year Continuum (formerly Cloudview) winery from assessor's parcel 032-010-060 (032-030-043 SFAP) to assessor's parcel 032-010-061 (032-030-044 SFAP) and to further modify use permit #99544-UP as previously modified by P07-00752 and P10-00099 to allow the following:
  - an increase in wine production from 6,600 gallons per year to 28,000 gallons per year;
  - conversion of ~~and additions to~~ an existing residence to create a +/- 4,596 sq. ft. single-story winery ~~hospitality~~ administration/office building including a commercial kitchen;
  - construction of a new 4,920 +/- 2,563 sq. ft. single-story ~~office and reception~~ hospitality building with an attached +/- 1,920 sq. ft. trellis-covered terrace;
  - construction of a new ~~11,155 +/- 11,972~~ sq. ft. ~~two-story~~ single-story production building;
  - construction of +/- 2,500 sq. ft. of trellis-covered terrace/pavilion areas in the vicinity of the production building;
  - construction of a new ~~3,434 +/- 4,138~~ sq. ft. single-story ~~shop and barrel/bin fermentation~~ production building;
  - construction of a new +/- 1,250 sq. ft. ~~mechanical/pump building~~ winery equipment storage barn;
  - ~~27,345 +/- 21,758~~ sq. ft. of new winery caves;
  - conversion of the existing +/- 3,500 sq. ft. winery building on APN 032-010-060 to agricultural storage and vineyard management uses;
  - an increase in winery employment from 1 full-time and 1 part-time employee to 14 full-time and 3 part-time employees;
  - ~~5~~ 3 visitor parking spaces and ~~45~~ 12 employee parking spaces, including 3 ADA-accessible spaces;

<sup>1</sup> This document revised throughout on 3.25.11 consistent with State CEQA Guidelines §15073.5(c)(4), "New information... which... clarifies, amplifies, or makes insignificant modifications to the negative declaration." ~~Struck through~~ text is deleted, underlined text is added.

- by-appointment tours and tastings including food pairings with a maximum of two visitor vehicles per day;
- a marketing plan with 4 50-person private tasting events with meals and 2 125-person private gala events with meals annually;
- installation of two 10,500 gallon above-ground domestic water storage tanks and one fire flow storage tank;
- process wastewater disposal through landscape irrigation and installation of a 35,000 gallon above-ground treated wastewater storage tank; and
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9. Describe the environmental setting and surrounding land uses.

The project would affect a series of parcels located on Pritchard Hill, beginning at the southern shore of Lake Hennessey and running upslope and south from there. The existing Cloudview/Continuum Winery is located on APN 032-010-060 (032-030-043 SFAP), an approximately 90 acre parcel owned by the applicants. The requested use permit modification would relocate the winery to APN 032-010-061 (032-030-044 SFAP), a second approximately 90 acre parcel owned by the applicants and located directly east of the current winery property. Offsite parcels potentially impacted by proposed roadway improvements include Napa County APNs 032-010-078 (City of Napa), 032-010-010 (Anderson), 032-010-053 (Chappellet), 032-010-080 (Long), 032-010-076 (Chappellet), 032-010-074 (Chappellet), and 032-010-028 (Chappellet). Access to both the existing and proposed winery sites is via a more than two mile long private driveway (proposed to be partially realigned as a component of this project) which begins directly to the northeast of the intersection of Sage Canyon Road (State Highway 128) and Long Ranch Road, across from the City of Napa's Lake Hennessey boat dock. The existing and proposed winery properties ("winery parcels") rise from approximately 1200 feet in elevation to more than 1550 feet along the hillsides that form the southern edge of Sage Canyon and Lake Hennessey. An unnamed USGS blue-line stream, which eventually empties into Lake Hennessey, has its headwaters in one of two reservoirs located on the proposed winery parcel and halves the existing winery property north from south in its crossing. A second unnamed blue-line stream begins on the Chappellet property to the northeast and runs parallel with and more or less adjacent to the access drive before emptying into Lake Hennessey. The entirety of the area surrounding the winery parcels is zoned AW (Agricultural Watershed) and General Plan designated AWOS (Agriculture, Watershed, and Open Space).

Based on Napa County environmental resource mapping and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the project area include soil classified as Rock Outcrop-Hambright Complex (50 to 75 percent slopes) and Sobrante Loam (5 to 50 percent slopes). The Rock Outcrop-Hambright series is characterized by areas of rock outcrop and soils on out-facing slopes and at elevations ranging from 1,000 to 3,000 feet; it consists of a mix of Hambright soils with a surface layer of dark grayish brown and brown very stony loam and of outcrops of basic igneous boulders, massive rhyolitic escarpments, stones, and/or small areas of soils that are generally less than 6 inches deep. Runoff from Rock Outcrop-Hambright soils is very rapid and the threat of erosion is generally high. The Sobrante Loam soil series is characterized by well drained soils on foot slopes and side slopes in uplands where permeability is moderate. Runoff from Sobrante Loam soils is generally medium with a slight to moderate erosion hazard. Native vegetation types in the project vicinity would have included annual grasslands with scattered oaks and Gray pines. In outcrop areas, the vegetation community would have been limited to small shrubs, scattered brush, and lichens. According to geotechnical reports submitted in support of developments on neighboring properties, the topography of much of Pritchard Hill was created by a massive prehistoric landslide. However, the County's geological hazard mapping indicates that the subject winery parcels are located in an unusually (for the surrounding area) stable zone with no known faulting, landslides, or other known slope stability issues.

The existing winery property is currently developed with an approximately 3,500 sq. ft. winery and farmworker housing structure, a single-family residence, a shop building and other accessory structures associated with the winery, and about 28 acres of producing vineyard. The existing winery was originally entitled as Cloudview Winery in March 2001, was "deemed used" by the County in 2008, and has an allowed production of 6,600 gallons per year. The proposed winery property is currently developed with an approximately 4,600 sq. ft. single-family residence, two reservoirs totaling slightly less than 2 ½ acres, and about 35 acres of producing vineyard. Land uses in the area are dominated by open space areas, large lot residential properties, and smaller vineyards. Given the generally undeveloped hillside character of the surroundings, there are a surprising number of wineries located within a mile of the proposed relocated winery, including Johnson Nelson Winery (18,000 gallons per year), David Arthur Vineyards (30,000 gallons per year), Colgin Partners Winery (20,000 gallons per year), Sage Hill Vineyards (20,000 gallons per year), and Chappellet Winery (59,445 gallons per year). As noted above, an unnamed private roadway provides access to both the subject parcel and a number of adjacent properties. The winery site is located about two and a half miles southeast of the private road's intersection with Sage Canyon Road (alternately State Highway 128). Sage Canyon

Road is a secondary east-west route connecting the Napa Valley to Lake Berryessa and from thence to the Central Valley, however no improvements in or near the Caltrans right of way are proposed at this time.

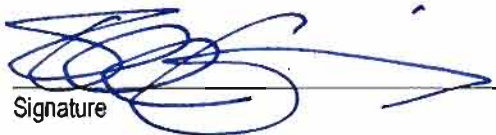
10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement).  
Department of Alcoholic Beverage Control, Federal Taxation Trade Bureau

**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.

  
Signature

MARCH 25, 2011  
Date

Name: Christopher M. Cahill

for Napa County Conservation, Development, & Planning

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

Discussion:

a.-c. Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken-in. As generally described in the Environmental Setting and Surrounding Land Uses section, above, the Pritchard Hill area is defined by a mix of open space, watershed, vineyard, winery, and residential uses situated along the first low ridgeline east of the Napa Valley. The proposed winery has been carefully sited and designed to minimize off-site visual impacts. Neither the winery nor any associated structural development will be visible from Sage Canyon Road or the Silverado Trail. While portions of the access driveway may be visible from Sage Canyon Road, no driveway improvements are proposed on the City of Napa watershed property nearest the road. Where widening and other improvements are proposed (generally further upslope and to the south) the plans have been carefully designed to preserve the vast majority of existing mature trees along the driveway. Because State Highway 29 is quite distant and views to the site are generally obscured by topography and existing development on the Valley floor, the project is not subject to the County's Viewshed Protection Ordinance.

The winery itself is to be partially constructed of rammed earth and is designed to a high architectural standard. The proposed buildings will blend with the natural environment through the use of native stone and low-slung structures and earth-tone stucco. Vegetation removal associated with the project will be limited to the removal of approximately 45 trees (chiefly live and blue oaks) on the 032-010-074 Chappellet property as a result of the road realignment proposed on that parcel- none of the impacted trees are in, nor are they anywhere near, a state scenic highway. Standard Winery conditions of approval require replacement of the removed trees at a 2 to 1 ratio as follows;

*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 in like kind on a 2 for 1 basis. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction.*

Seen as a whole, nothing in this project will substantially alter a scenic vista or substantially degrade the existing visual character of the site or its immediate surroundings. Impacts related to scenic resources will be less than significant.

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

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

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

**Mitigation Measures:** No mitigation measures are required.



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES. Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (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 checked="" type="checkbox"/> | <input 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"/> |

Discussion:

- Based on a review of Napa County environmental resource mapping, the subject winery parcels are located on land which has been mapped as Other Land and as Unique Farmland by the State farmland mapping program (*Department of Conservation Farmlands, 2008* layer). Unique Farmland is defined as farmland on lesser quality soils used for the production of the state's leading agricultural crops; it is generally irrigated, though it may sometimes include dry-farmed orchards and vineyards. Other Land includes low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. This application does not propose the removal of any existing vineyard areas; all structural and other development would be located on land mapped as Other Land. Additionally, the entirety of the proposed development will either be dedicated to active wine production or winery-accessory uses. General Plan Agricultural Preservation and Land Use policies Ag/LU-2 and Ag/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. As a result, this application will not result in the conversion of special status farmland to a non-agricultural use.
- As discussed at "a.," above, the proposed winery and associated improvements are consistent with the parcels' AW agricultural zoning. The winery parcels are not subject to a Williamson Act contract at this time, though the applicant has indicated his intention to place the entire TIMAR/TMR property under Williamson Act contract at some point in the near future. Winery uses are fully consistent with Williamson Act land conservation contracts.
- The subject parcels do not include timberland and are not subject to timberland or forestland zoning. The project will not 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)
- Access driveway improvements associated with the project will result in impacts to perhaps one acre of existing oak woodland meeting the state definition of forest land and the removal of approximately 45 mature oak trees. "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, including agricultural production facilities such as wineries, 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. No such impacts have been identified. As a result, impacts on forest lands will be less than significant.

*Continuum Winery*

Use Permit Major Modification, Road and Street Standards Exception, and Lot Line Adjustment No P10-00255-MOD - REV 3.25.11

- e. As discussed at items "a." and "b.", above, the winery and winery accessory uses proposed in this application are defined as agricultural by the Napa County General Plan and are allowed under the parcel's AW (Agricultural Watershed) zoning. Neither this project, nor any foreseeable consequence thereof, would result in changes to the existing environment which would result in the conversion of special status farmland to a non-agricultural use.

**Mitigation Measures:** No mitigation measures are required.

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

**Discussion:**

- a. The proposed project 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 eastern foothills of the Napa Valley, which forms one of the climatologically distinct sub-regions (Napa County Sub region) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the Valley create a relatively high potential for air pollution. Over the long term, emissions resulting from the proposed project would consist primarily of mobile sources, including production-related deliveries and visitor and employee vehicles traveling to and from the winery. The *Bay Area Air Quality Management Plan* states that projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and do not require further study (*BAAQMD CEQA Guidelines*, p. 24). The use permit proposed here includes up to 14 full-time employees, 3 part-time employees, 2 busiest-day tours and tasting visitor vehicle trips, and potentially 2 busiest-day production pickups/deliveries; meaning that this project should account for 56 maximum daily trips on a day with no marketing events (this assumes 1.05 occupants per car for employees and 3.2 trips per day per employee - all per *Napa County Winery Traffic Generation Characteristics*). The subject application also proposes occasional marketing events, with up to 125 people at the largest event; at 2.6 persons per car that would add up to 48 additional trips on the day of a large marketing event. The resulting busiest day plus marketing total of 104 project-related trips is well below the established threshold of significance.
- 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 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(s): No mitigation measures are required.

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

Discussion:

a. Napa County Environmental Resource Maps (*Vernal Pools, CNDDDB, Plant Surveys, Biological Surveys, Biological Critical Habitat Areas, Biological – Points, Biological Areas, and California Native Plant Society (CNPS) layers*) identify the subject parcel as potential habitat for Napa western flax, Holly-leaved ceanothus, Coyote mint, and Napa lomatium. Napa western flax (or *Hesperolinon serpentinum*) is an annual herb that is native and endemic to California; it is included in the CNPS Inventory of Rare and Endangered Plants on list 1B.1 (*rare, threatened, or endangered in CA and elsewhere*). Holly-leaved ceanothus (or *Ceanothus purpureus*) a dicot, is a shrub that is native and endemic to California; it is included in the CNPS Inventory of Rare and Endangered Plants on list 1B.2 (*rare, threatened, or endangered in CA and elsewhere*). Green Monardella (or *Monardella viridis* ssp. *viridis*) is a perennial herb (rhizomatous) that is native and endemic to California; it is included in the CNPS Inventory of Rare and Endangered Plants on list 4.3 (*Plants of Limited Distribution*). Napa lomatium (or *Lomatium repostum*) is a perennial herb that is native and endemic to California; it is included in the CNPS Inventory of Rare and Endangered Plants on list 4.3 (*Plants of Limited Distribution*). In response to this known sensitivity, the Planning Division required a biological resources survey, which was completed by Stephen Rae PhD of MUSCI Natural Resource Assessment in Spring 2009 and Winter-Spring 2010 (MUSCI Natural Resource Assessment, *Continuum Estates Winery Biological Resources Reconnaissance Survey and Special Status Plant Study, 1677/1683 Sage Canyon Road, Napa County, June 3, 2010*). The survey, which is based on available resource mapping, a review of relevant recorded biological surveys, and a field survey including May 3, 2009; May 17, 2009; May 20, 2009; June 1, 2009; July 9, 2009, January 5, 2010; and March 1, 2010 site reconnaissances, identifies a number of special status plants in the project area, but finds that none are located within the project area and identifies no special status wildlife species on-site.

The submitted survey describes the project area (which is also identified, along with survey boundaries, in Figure 2 of the submitted study) and scope as follows;

*The survey area encompasses lands of Continuum Estates, including acreage already impacted by vineyard conversion, acreage currently used as a private residence, and native vegetation. The survey area also extends along the existing paved*

**Continuum Winery**

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access route to include areas for potential widening for turnouts and a proposed winery access route to connect to the existing paved road. The purpose of the field surveys were (sic) to validate and augment previous botanical surveys (Ruygt, 1995; Environmental Science Associates, 2008a, 2008b) with a focus on searching for sensitive taxa that have been reported or may occur on the site... This review focused on wildlife and plant occurrence and potential habitat use. About 29 hours were committed to field survey... and additional 20 hours were committed to plant identification.

According to the submitted survey, while there is some wildlife use of the winery properties, no special status species were identified and the areas proposed to be impacted do not have significant foraging or other habitat value. Quoting from the MUSCI study;

*Bird and squirrel nests were observed within the contiguous oak woodland and riparian galleries, but not within the winery site or along the proposed road turnouts. There is evidence of ground-dwelling mammals (burrows, tunnels, and tracks within grass openings in the chaparral and the oak woodland) and occasionally under the canopy within the chaparral. Bird nests and large mammal burrows were not observed within the winery site. Dens and resting/sunning sites for large mammals (such as mountain lion, bear, or deer) were not observed within the winery site or associated with proposed road turnouts. There were no aquatic riparian features (surface waters, seeps, or springs) associated with the winery site or proposed road turnouts. There were no raptor nests or roosts observed within the winery site or associated with proposed road turnouts.*

*Based on visual and auditory observation, the use of the area proposed for conversion was similar to that observed in the general area. That is, there did not appear to be a significant concentration of bird or insect use in the winery site. Raptors (red-tailed and Cooper's hawks) flew over the site, but none of the raptors and few of the other birds landed or moved within the canopy. There was no evidence of raptor feeding (feathers, fur, bones, or owl pellets). There were no opportunities for bat habitation (absence of cavities in trees, caverns, overhanging rock structures, etc.)*

As noted above, a number of sensitive plant species have previously been reported on the winery properties. The 2009-2010 MUSCI surveys confirmed presence of five special status species including Holly-leaved ceonothus, Two-carpellate western flax, Napa Lomatium, Mt. Diablo cottonweed, and Green monardella. As discussed in the MUSCI report, none of these plant species are located within the project area and none will be foreseeably disturbed by the work proposed here. In summary, the project biological report concludes that;

*There are no sensitive animal or plant resource-at-risk issues associated with the proposed winery development and associated access improvements. While there are sensitive plant species reported near the proposed winery site, they have not been observed within the winery footprint.*

*There are no recommended mitigation measures pertinent to the winery development and proposed access improvements. Due to previous botanical surveys over several years there is no justification for additional plant surveys. Due to the absence of raptor or bat roosting and nesting sites there is no justification for additional animal surveys (including pre-construction oversight).*

In an addendum dated February 27, 2011 (MUSCI Natural Resource Assessment, Continuum Estates Winery Addendum to Biological Resources Reconnaissance Survey and Special Status Plant Study, 1677/1683 Sage Canyon Road, Napa County, February 27, 2011) Stephen Rae analyzed proposed changes to the Continuum Winery location which were eventually submitted to the County in a set of revised plans dated March 9, 2011. The revised plans, which are reflected in the revised project description included at pp. 1 and 2 of this document, chiefly altered the original project to redesign and relocate the proposed winery production facilities- moving them approximately 200 feet to the south. Mr. Rae concludes that, "with project permit application changes indicated in the referenced Partial Site Plan the previously submitted reports disclose a satisfactory evaluation of site biological resources. There are no revisions suggested to the original reports."

The project will not 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.

b.-c. As discussed above, a biological survey was completed by MUSCI Natural Resource Assessment consulting in 2009 and 2010 with an addendum completed in February 2011. According to the submitted study;

*There were no significant native bunch grass or woodland vegetation stands associated with the proposed winery development or associated access improvements.*

Although the project area abuts a number of small reservoirs and at least one blue-line stream (for additional description please see environmental setting and surrounding land uses, above), the project has been carefully designed to avoid impacts to or

encroachment on these resources. The submitted study identifies no impacts to riparian resources. Impacts to wetlands, riparian habitats, and other sensitive natural communities will be less than significant.

- d. As discussed at "a.," above, the proposed project will have no significant impacts on wildlife species or wildlife habitat. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species, their corridors, or their nursery sites.
- e. While Napa County does not have a tree preservation ordinance, General Plan Policy CON-24 requires the County to "maintain and improve oak woodland habitat." Standard winery conditions of approval, discussed at AESTHETICS above, require replacement of removed trees at a two-to-one ratio, resulting in a requirement that more than 90 native oaks be planted in the project area. The project will not conflict with any local policy or ordinance protecting biological resources, such as a tree preservation policy or ordinance.
- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional or state habitat conservation plans applicable to the subject project site.

**Mitigation Measure(s):** No mitigation measures are 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 a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a. According to Napa County Environmental Resource Mapping (*historic sites* layer), no historic resources are known to be located on or in the direct vicinity of the project site. Neither this project nor any foreseeable resulting ministerial activity will cause a substantial adverse change in the significance of a historic resource.
- b. According to Napa County Environmental Resource Mapping (*archaeology surveys, archeology sites, archeologically sensitive areas, and archeology flags* layers), 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. No unique paleontological or geological features are known to be located on or in the vicinity of the project site. As a result, neither this project nor any foreseeable resulting ministerial activity will cause a substantial adverse change in the significance of a paleontological or geological resource.
- d. No formal cemeteries are known to exist within the project area and, 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. Foreseeable project-specific impacts to human remains are less than significant.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input 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 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 18-4-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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- ai. There are no known faults on the project site as shown on the most recent Alquist-Priolo earthquake fault map. As such, the proposed facility will not result in the rupture of a known fault.
- aii. All areas of the Bay Area are subject to strong seismic ground shaking. The proposed improvements must comply with all the latest building standards and codes at the time of construction, including the California Building Code, which will function to reduce any potential impacts to a less than significant level.
- aiii. No subsurface conditions have been identified on the project site that would indicate a high susceptibility to seismic-related ground failure or liquefaction. Napa County Environmental Resource Mapping (*liquefaction* layer) indicates that the project area is generally subject to a "very low" tendency to liquefy. The proposed winery must comply with all the latest building standards and codes at the time of construction, including the California Building Code, which will reduce any potential impacts related to liquefaction to a less than significant level.
- aiv. According to geotechnical reports submitted in support of developments on neighboring properties, the topography of much of Pritchard Hill was created by a massive prehistoric landslide. However, the County's geological hazard mapping (*landslide line, landslide polygon, and landslide geology* layers) indicates that the subject winery parcels are located in an unusually (for the surrounding area) stable zone with no known faulting, landslides, or other known slope stability issues. Impacts related to landslides will be less than significant.
- b. Based on Napa County environmental resource mapping and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the project area includes soil classified as Rock Outcrop-Hambright Complex (50 to 75 percent slopes) and Sobrante Loam (5 to 50 percent slopes). The Rock Outcrop-Hambright series is characterized by areas of rock outcrop and soils on south-facing slopes and at elevations ranging from 1,000 to 3,000 feet; it consists of a mix of Hambright soils with a surface layer of dark grayish brown and brown very stony loam and of outcrops of basic igneous boulders, massive rhyolitic escarpments, stones, and/or small areas of soils that are generally less than 6 inches deep. Runoff from Rock Outcrop-Hambright soils is very rapid and the threat of erosion is generally high. The Sobrante Loam soil series is characterized by well drained soils on foot slopes and side slopes in uplands where permeability is moderate. Runoff from Sobrante Loam soils is generally medium with a slight to moderate erosion hazard. The proposed project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance, which addresses sediment and erosion control measures and dust control, as applicable, to ensure that development does not impact adjoining properties, drainages, and roadways.

- c.-d. Bedrock underlays the surficial soils in the project area. Based on Napa County Environmental Sensitivity Mapping (*liquefaction* layer) the project site has a "very low" liquefaction predilection. Construction of the facility must comply with all the latest building standards and codes at the time of construction, including the California Building Code, which will function to reduce any potential impacts to a less than significant level.
- e. The Napa County Department of Environmental Management has reviewed this application and recommends approval based on the submitted wastewater feasibility report and septic improvement plans. Soils on the property have been determined to be adequate to support the proposed septic improvements. Please see the HYDROLOGY AND WATER QUALITY section, below, for a discussion of proposed wastewater treatment improvements.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VII. GREENHOUSE GAS EMISSIONS.</b> 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 herein will contribute to 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. In addition, the project will marginally decrease baseline carbon sequestration through the removal of 45 trees. The project-specific increase in GHG emissions would be relatively modest, given the estimated 56 maximum new vehicle trips per day, and increasingly stringent Title 24 energy conservation requirements imposed as part of the building permit process.

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. While the District's screening table does not specifically address wineries, it suggests that "quality restaurants" less than 9,000 square feet in size and "warehousing" uses less than 64,000 square feet in size would not generate GHG in excess of the significance criterion( BAAQD Air Quality Guidelines, Table 3.1). The proposed winery includes approximately 3,000 square feet of hospitality space and approximately 30,500 additional square feet of floor area related to wine production. Since the proposed floor area is far below the screening levels for similar uses in the District's Guidelines, it's clear that the proposed winery will not 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.

During our 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 applicants have incorporated extensive GHG reduction methods including (without limitation): solar panels, recycled-water irrigation, landscaping with native plants, recycled and/or low VOC construction materials, and improvements to the efficiency of existing HVAC 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 will be well below the significance threshold 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(s): No mitigation measures are required.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.-b. A Hazardous Materials Management Plan will be required by the Department of Environmental Management prior to occupancy of the new winery facility. Such plans provide information on the type and amount of hazardous materials stored on the project site. The proposed project will not result in a significant risk of release of hazardous materials into the environment.
- c. There are no schools located within ¼ mile of the project site; the closest school is the St. Helena Cooperative Nursery School, which is located approximately 4½ miles to the west.
- d. Napa County environmental resource mapping (*hazardous facilities* layer) indicates that the subject property is not on any known list of hazardous material sites.
- e.-f. The project site is not located within two miles of any airport, be it public or private, and is not subject to any Airport Land Use Plan.



- g. The project has been designed to comply with emergency access and response requirements and has been reviewed by the Napa County departments responsible for emergency services; it will not have a negative impact on emergency response planning.
- h. The hillside chaparral which dominates the landscape surrounding the project area is subject to a heightened wildland fire risk during the dry season. Standard conditions related to fire protection and adequate fire flow capacity will be incorporated consistent with the County Fire Department's approval memorandum and exposure of persons or structures to risks associated with wildland fire are expected to be less than significant.

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

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

Discussion:

- a. The proposed project will not violate any water quality standards or waste discharge requirements. The applicant has submitted a project Septic Feasibility Report which evaluates the feasibility of installing a wastewater system to treat and re-use winery process waste for orchard and/or vineyard irrigation and to install a separate treatment and subsurface dispersal system for sanitary waste from the tasting room and production facility (Car Butts Jesse Salmon for Riechers & Spence Associates Consulting Civil Engineers, *Septic Feasibility Report for Major Modification of a Use Permit, Continuum Winery, June 28, 2010, revised March 9, 2011*). Mr. Butts Salmon proposes that process wastewater, which should account for approximately 934 gallons of wastewater per day on a peak day, be treated with a combination of standard septic tanks and Advantex AX-100 pretreatment and then utilized to irrigate existing olive trees and other landscaping. A 35,000 gallon storage tank is proposed to hold treated process wastewater during rainy periods, when irrigation is not

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necessary or desirable. Domestic wastewater would be treated via a combination of standard septic tanks and an Advantex AX-20 treatment pod with a grease interceptor installed on the kitchen waste lines. Treated domestic waste will then be disposed of through a not quite 5,000 square foot septic field requiring 6 inches of fill above existing soil. The Napa County Department of Environmental Management has reviewed the proposed domestic and process wastewater systems and recommends approval as conditioned. Additionally, the applicant will be required to obtain all necessary permits from the Napa County Department of Public Works, including a Stormwater Pollution Management Permit. The permit will provide for adequate on-site containment of runoff during storm events through placement of siltation measures around the development area.

- b. Minimum thresholds for water use have been established by the Department of Public Works using reports by the United States Geological Survey (USGS). These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold, is assumed not to have a significant effect on groundwater levels.

In this case, an existing winery is being relocated from one parcel (APN 032-010-060 & 032-030-043 SFAP) to a second parcel (APN 032-010-061 & 032-030-044 SFAP). Further complicating matters, a proposed lot line adjustment would adjust the lot area of each of the subject winery parcels; submitted application materials include water use calculations for each and every stage of this process. The below calculations reflect post-lot line adjustment water use on APN 032-010-061 & 032-030-044 SFAP, the parcels on which the proposed winery will ultimately be located. Water use will decrease on all properties and in all cases, both before and after the proposed lot line adjustments.

Based on the submitted *Phase One* water availability analysis, the 91.2 acre post lot line adjustment APN 032-010-061 & 032-030-044 SFAP parcel has a mountain-area water availability calculation of 45.6 acre feet per year (af/yr), which is arrived at by multiplying its 91.2 acre size by a ½ af/yr/acre fair share water use factor. According to the applicant, existing water usage on the parcel is approximately 21.4 af/yr, including .75 af/yr for residential use, 15.4 af/yr for irrigation of established vineyards, and 5.2 af/yr for irrigation of a 1.3 acre olive orchard. This application proposes an additional 0.6 af/yr of winery water use and a decrease in residential water use amounting to 0.75 af/yr. As a result of the foregoing, annual water demand for this parcel would decrease to 21.3 af/yr. Based on these figures, the project would be below the established threshold for groundwater use on the property. The County is not aware of, nor has it received any reports of, groundwater shortages near the project area. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

- c.-e. There are no existing or planned stormwater systems that would be affected by this project. As the project will likely result in disturbance to more than one acre of land, the permittee will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction. The area surrounding the project is pervious ground that is planted to vineyards and has the capacity to absorb runoff.
- f. There is nothing included in this proposal that would otherwise substantially degrade water quality. As discussed in greater detail at, "a.," above, the Department of Environmental Management has reviewed the proposed wastewater improvements and has found the system adequate, as conditioned, to meet the facility's septic and process wastewater treatment and disposal needs. No information has been encountered that would indicate a substantial impact to water quality.
- g. This project proposes no housing development and, in fact, will result in the demolition of one existing housing unit. No housing will be placed within a mapped flood zone.
- h.-i. According to Napa County environmental resource mapping (*Floodplain, Flood Zones, and Dam Levee Inundation* layers), the project site is not located within a mapped floodplain or dam levee inundation area. This project will not expose people or structures to significant risks associated with flooding.
- j. In coming years, higher global temperatures are expected to raise sea level by expanding ocean water, melting mountain glaciers and small ice caps, and causing portions of Greenland and the Antarctic ice sheets to melt. The Intergovernmental Panel on Climate Change estimates that the global average sea level will rise between 0.6 and 2 feet over the next century (IPCC, 2007). However, the project area is located at approximately 1,530 feet in elevation and there is no known history of mud flow in the vicinity. The project will not subject people or structures to a significant risk of inundation from tsunami, seiche, or mudflow.

**Mitigation Measures:** No mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X.	<b>LAND USE AND PLANNING.</b> 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, 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 AW (Agricultural Watershed) zoning district, which allows wineries and winery-accessory uses subject to use permit approval. The project would be fully compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

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

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

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

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

**Mitigation Measures:** No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on the project site (*Mines and Mineral Deposits*, Napa County Baseline Data Report, Figure 2-2). The nearest known resource is the former McGill Rock and Sand Company operation, which was located in Conn Creek, to the south.

Mitigation Measures: No mitigation measures are required.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

Noise from winery operations is generally limited; however, the proposed marketing plan could create additional noise impacts. The submitted marketing plan includes a number of annual events, two of which would include up to 125 visitors. The Napa County Exterior Noise Ordinance, which was adopted in 1984, sets the maximum permissible received sound level for a rural residence as 45 db between

the hours of 10 p.m. and 7 a.m. While the 45 db limitation is strict (45 db is roughly equivalent to the sound generated by a quiet conversation), 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, will ensure that marketing events and other winery activities do not create a significant noise impact.

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

**Mitigation Measures:** No mitigation measures are required.

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

**Discussion:**

a. The Association of Bay Area Governments' *Projections 2009* figures indicate that the total population of Napa County is projected to increase some 7.2% by the year 2035, while county-wide employment is projected to increase by 29% in the same period (Metropolitan Transportation Commission, *Superdistrict and County Summaries of ABAG's Projections 2009 - 2000-2035 Data Summary*, September 2009). The new employee positions which are part of this project may lead to some population growth within Napa County. However, relative to the county's projected low to moderate growth rate and overall adequate programmed housing supply, that population growth does not rise to a level of environmental significance.

Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code §65580, the County of Napa must facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Similarly, CEQA recognizes the importance of balancing the prevention of environmental damage with the provision of a "decent home and satisfying living environment for every Californian." (See Public Resources Code §21000(g).) The 2008 General Plan sets forth the County's long-range plan for meeting regional housing needs, during the present and future housing cycles, while balancing environmental, economic, and fiscal factors and community goals. In addition, the project will be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs.

b.-c. An existing occupied single family residence is proposed to be fully converted to winery use as a component of this application. While the proposal will therefore result in the loss of one dwelling unit, in practice, given the county's projected low to moderate growth rate and overall adequate programmed housing supply, the loss of that dwelling unit is not deemed significant either individually or cumulatively. This application will not displace a substantial volume of existing housing or a substantial number of people and will not necessitate the construction of replacement housing elsewhere.

**Mitigation Measures:** No mitigation measures are required.

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

**Discussion:**

- a. Public services are currently provided to the subject parcel and, as a result, the additional demand placed on existing services will be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshall conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire and Public Works Departments have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. Impacts to parks will be limited to some marginal increased use of the Lake Hennessey boat ramp parking lot, as visitors are likely to park there and be shuttled up the hill to the winery. However, given the very small visitation signature of the proposed winery, impacts related to parking at Lake Hennessey are expected to be less than significant. 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.

**Mitigation Measures:** No mitigation measures are required.

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

**Discussion:**

- a. This application proposes a new winery, including construction of new winery facilities and systems, new on-site employment, tours and tasting by appointment, and a number of marketing events. Excepting limited parking impacts at the Lake Hennessey boat dock (discussed at PUBLIC SERVICES, above) no portion of this project, nor any foreseeable result thereof, would significantly increase the use of existing recreational facilities.
- b. This project does not include new recreational facilities of any description.

**Mitigation Measures:** No mitigation measures are required.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC. Would the project:</b>				
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 results 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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 project site is located more than two miles up a private road which begins at Sage Canyon Road (Highway 128) approximately 250 feet northeast of the intersection of Long Ranch Road, Sage Canyon Road, and the entrance to the Lake Hennessey boat dock parking lot. Sage Canyon Road does not have an existing turn-lane at its intersection with the project driveway and no changes to the project driveway/ Sage Canyon Road intersection are proposed as a component of this project. Due to the access driveway's extended length, the fact that much of the drive does not meet and is not proposed to meet Department of Public Works winery road width standards, and the project's proximity to a State Highway, Planning staff requested that the applicant submit a formal traffic study (Nickelson, George, P.E, *Traffic Analysis for a Winery Expansion Project at #1677 Sage Canyon Road- State Route 128 (SR 128) in Napa County (Approximate Postmile 10.62)*, July 29, 2010). The submitted Nickelson study provides the basis for the analyses below.

Traffic conditions on roads and at intersections are generally characterized by their "level of service" or LOS. LOS is a convenient way to express the ratio between volume and capacity on a given link or at a given intersection, and is expressed as a letter grade ranging from LOS A through LOS F. Each level of service is generally described as follows:

LOS A- Free-flowing travel with an excellent level of comfort and convenience and freedom to maneuver.

LOS B- Stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in comfort, convenience, and maneuvering freedom.

LOS C- Stable operating conditions, but the operation of individual users is substantially affected by the interaction with others in the traffic stream.

LOS D- High-density, but stable flow. Users experience severe restrictions in speed and freedom to maneuver, with poor levels of comfort and convenience.

LOS E- Operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.

LOS F- Forced or breakdown conditions. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Long queues can form behind these bottleneck points with queued traffic traveling in a stop-and-go fashion. (2000 Highway Capacity Manual, Transportation Research Board)

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According to traffic counts conducted by Mr. Nickelson during the summer of 2009, Sage Canyon Road sees a traffic volume of 140 two-way peak hour trips on both a summer Friday and a summer Saturday afternoon. Because these traffic counts are "somewhat lower than the expected peak day peak hour flow based on Caltrans data," Mr. Nickelson has adjusted baseline traffic flows up by 15% to arrive at a simulated existing traffic rate of 160 peak hour two-way vehicle trips; an existing level of operation on the State Highway which the project traffic study characterizes as being in the A-B LOS range. According to the submitted study, the project driveway, which provides access to a number of existing wineries and residences, currently operates at LOS A for outbound driveway traffic onto Sage Canyon Road.

Quoting the Nickelson study regarding likely project impacts on the above-noted baseline traffic condition;

*...the winery expansion, together with the removal of a single family dwelling, would result in 20 added daily trips on a weekday, 3 added daily trips of a Saturday, and 25 added daily trips during the 6-week harvest season. ...the very specific times associated with the expanded visitor program indicate that no visitor trips would occur during the weekday PM peak hour. However, it is assumed that 10 of the 12 outbound employee trips would occur during the weekday PM peak hour. The expanded visitor program's afternoon group would coincide with the Saturday afternoon peak period, and it has been assumed that one inbound visitor vehicle would be generated during the Saturday afternoon peak hour.*

*Based on existing traffic flow patterns, 95% of the project trips would be to/from the west on SR 128. The project trips would add about 1% to the existing daily volumes. This change in traffic would not be measurable within typical daily fluctuations in traffic flows. At the proposed project driveway, the outbound project traffic would operate at LOS A during both the weekday and Saturday peak hours.*

While baseline plus project levels of service are likely to remain in the good to excellent range in the mid-term, year 2030 cumulative buildout projections for Sage Canyon Road which were developed as part of the 2008 Napa County General Plan Update indicate there may be as much as a ten-fold increase in traffic levels along the SR 128 corridor by 2030. The submitted traffic study indicates that this would result in an F LOS for outbound driveway traffic during the weekday peak hour and an LOS of E during the Saturday peak. However, the Nickelson study concludes that, "it is doubtful that SR 128 volumes would actually reach these high levels." In either case, the project's 10-trip PM peak hour traffic signature would represent significantly less than 1% of the modeled 1,600 2030 peak hour trips (the 1% increase standard has been Napa County's traditional threshold for finding cumulatively significant impacts to intersections which are, or will be, operating at unacceptable levels of service), making impacts less than considerable cumulatively.

As analyzed above, this project will not result in a significant increase in traffic or a decrease in the existing roadway level of service either individually or cumulatively. Impacts to signalized and unsignalized intersections will be less than significant. There will be no impact to existing transit services or pedestrian/bicycle facilities

c. The proposed project will not result in any change to air traffic patterns.

d.-e. As discussed at item "a.-b.", above, no changes are proposed at the existing intersection of the unnamed private access road and Sage Canyon Road. The submitted traffic study describes the current access driveway as it climbs up and away from Sage Canyon Road as follows;

*The winery site is located at the end of an access road (about 2.4 miles from SR 128) which also serves the existing Chappellet Winery and other residential/vineyard parcels. The roadway width is generally 18-22 feet from SR 128 to the Chappellet Winery, about 1.5 miles from SR 128 (the road does narrow to about 15 feet just before Chappellet). Beyond the Chappellet Winery and continuing to the project site, the access road is generally 12-14 feet in width. There are periodic pull-outs and unpaved shoulders that allow vehicles to pass, but much of this last section is essentially a single lane. The grades and curves along the access road are such that vehicle visibility can be impaired. Dense foliage along the road can also hamper visibility. There are periodic "non standard" signs advising a 15 mph speed.*

Napa County's Road and Street Standards require winery access roads to have a paved width of 18 feet plus 2 feet of shoulders. Since a thick stand of existing forest, proximity to a blue-line stream, and steep grades make it all-but impossible to meet the width requirements on much of the Continuum access drive, the project traffic engineer has recommended additional signage and focused road widening efforts to mitigate impacts on vehicle safety on the upper reaches of the access driveway to a less than significant level. Mitigation measures, derived from the Nickelson study, are incorporated below.

With regard to the intersection of the access driveway with Sage Canyon Road, the submitted traffic study concludes that;



*The primary issues for access design are the vehicle visibility and operation relative to vehicles travelling on SR 128 and vehicles turning in/out of the winery access. The required vehicle visibility or "corner sight distance" is a function of the travel speeds on SR 128. Caltrans design standards indicate that for appropriate corner sight distance, "a substantially clear line of sight should be maintained between the driver of a vehicle waiting at the cross road and the driver of an approaching vehicle in the right lane of the main highway." Caltrans design guidelines also indicate that at private access intersections or at public intersections, "where restrictive conditions exist," the minimum corner sight distance "shall be equal to the stopping sight distance."*

*Based on radar surveys conducted as a part of this study, the "critical" vehicle speeds (85% of all surveyed vehicles travel at or below the critical speed) along SR 128 at the proposed winery were measured on a weekday and a Saturday. The eastbound and westbound speeds were about 33 mph and 40 mph. Based on Caltrans design standards, these vehicle speeds require sight distances of about 250 feet to the west and 300 feet to the east, measured along the travel lanes on SR 128. Field measurements indicate sight distances of about 250 feet to the west and 600 feet to the east- these distances are satisfactory for the measured speeds.*

The County Fire Marshall and the Department of Public Works have reviewed the project inclusive of the requested exception to the Road and Street Standards and recommend approval with conditions addressing road design and Sage Canyon Road sightlines. As analyzed in the project traffic study and as mitigated consistent with the project traffic engineers recommendations, project impacts related to traffic hazards and emergency will be less than significant.

- f. This application proposes ~~20~~ 15 parking spaces, including ~~5~~ 3 visitor parking spaces, ~~45~~ 12 employee spaces, and inclusive of 3 ADA-accessible spaces. The winery will have up to 14 full-time employees (with 17 during crush) along with a maximum of 2 by-appointment tours and tasting visitor vehicles and marketing event visitation of up to 125 people at the largest events. Given those figures, the ~~20~~ 15 proposed parking spaces should be ample. Standard conditions of approval disallowing parking in the right-of-way and requiring the shuttling of special event visitors from off-site where special marketing event visitation exceeds parking capacity will guarantee adequate parking during the largest 250 person special marketing event. The project will not conflict with General Plan Policy CIR-23 so as to cause potentially significant environmental impacts.
- g. There is no aspect of this proposed project that will conflict with any adopted policies, plans or programs supporting alternative transportation. The project is not reasonably accessible by bike given the length and steepness of the property's access drive.

#### **Mitigation Measures:**

1. Prior to County authorization of a building permit, the permittee shall submit an access driveway signage plan for the review and approval of the Departments of Planning and Public Works. The submitted plan shall include: 1.) a stop sign and stop legend at the access road's intersection with SR128; 2.) standard 15 mph speed limit signs at regular intervals along the access driveway; and 3.) where the upper access road splits around a tree, signage and pavement arrows to direct two way traffic flow around the tree. Prior to permit final, all required signage shall be installed.

Method of Mitigation Monitoring: This Mitigation Measure requires submission of an acceptable signage plan prior to the issuance of a building permit and actual installation of the required signage prior to permit final. If required signage is not proposed and installed, building permits and permit finals will not be issued. RESPONSIBLE AGENCY(IES)- Planning Division, Department of Public Works.

2. Foliage shall be trimmed on the inside of access driveway curves and at all minor driveway junctions on an ongoing basis.

Method of Mitigation Monitoring: The Planning Division and/or Department of Public Works will inspect the driveway for compliance with this mitigation measure at project final, enforcement of this mitigation measure thereafter will be complaint-based. RESPONSIBLE AGENCY(IES)- Planning Division, Department of Public Works.

3. Visitors shall be shuttled to and from the winery from an off-site parking location during any and all marketing events with more than 15 attendees.

Method of Mitigation Monitoring: Enforcement of this mitigation measure will be complaint-based. RESPONSIBLE AGENCY(IES)- Planning Division.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS.</b> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. This application proposes new domestic and process wastewater systems as described at **HYDROLOGY AND WATER QUALITY**, above. The Napa County Department of Environmental Management has reviewed the proposed domestic and process wastewater systems and recommends approval as conditioned. Required wellhead setbacks and ongoing monitoring of the facility's wastewater systems by the Department of Environmental Management should reduce any impacts on water quality to less than significant levels. The new wastewater treatment system will not result in significant environmental impacts over permitted baseline levels.
- c. The project will not require or result in the construction of new storm water drainage facilities or an expansion of existing facilities which would cause a significant impact to the environment.
- d. As discussed at the **HYDROLOGY AND WATER QUALITY** section, above, groundwater usage will remain below the property's fair share volume. No new or expanded entitlements are necessary.
- e. Domestic wastewater will be treated on-site and will not require a wastewater treatment provider. Process wastewater will likewise be treated and disposed of on-site consistent with the requirements of the Napa County Department of Environmental Management.
- f. The project will be served by a landfill with sufficient capacity to meet the project's demands. No significant impact will occur from the disposal of solid waste generated by the project.
- g. The project will comply with all federal, state, and local statutes and regulations related to solid waste.

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

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVII.</b>	<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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 will have a less than significant impact on wildlife resources. No sensitive resources or biologic areas will be converted or affected by this project. Also as analyzed above, the project will not result in a significant loss of native trees, native vegetation, or important examples of California's history or pre-history.				
b.	As discussed above, and in particular under <b>Air Quality, Transportation/Traffic, and Population and Housing</b> , the proposed 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.				
<b>Mitigation Measure(s):</b> No additional mitigation measures are required.					

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVIII</b>	<b>SUBSEQUENT MITIGATED NEGATIVE DECLARATION</b>				
a)	Are substantial changes proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Are substantial changes proposed in the project which will require major revisions of the previous EIR or negative declaration due to a substantial increase in the severity of previously identified significant effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to a substantial increase in the severity of previously identified significant effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

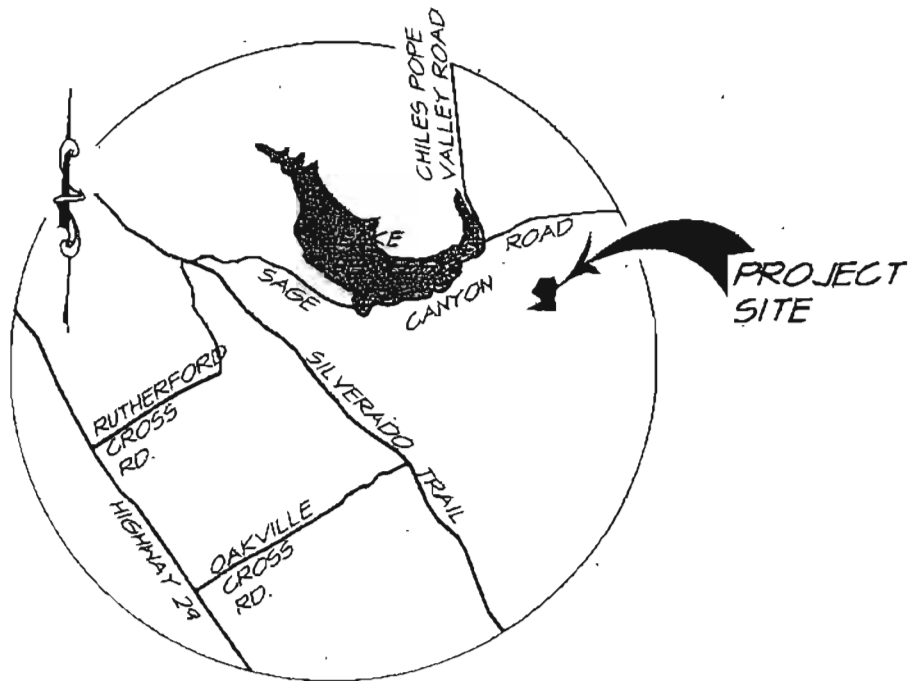
e) Has new information of substantial importance been identified, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted which shows any of the following:

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR.  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents have declined to adopt the mitigation measure or alternative.           | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents have declined to adopt the mitigation measure or alternative. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:**

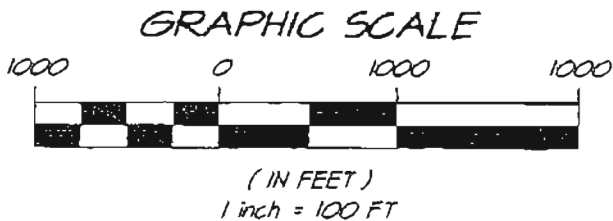
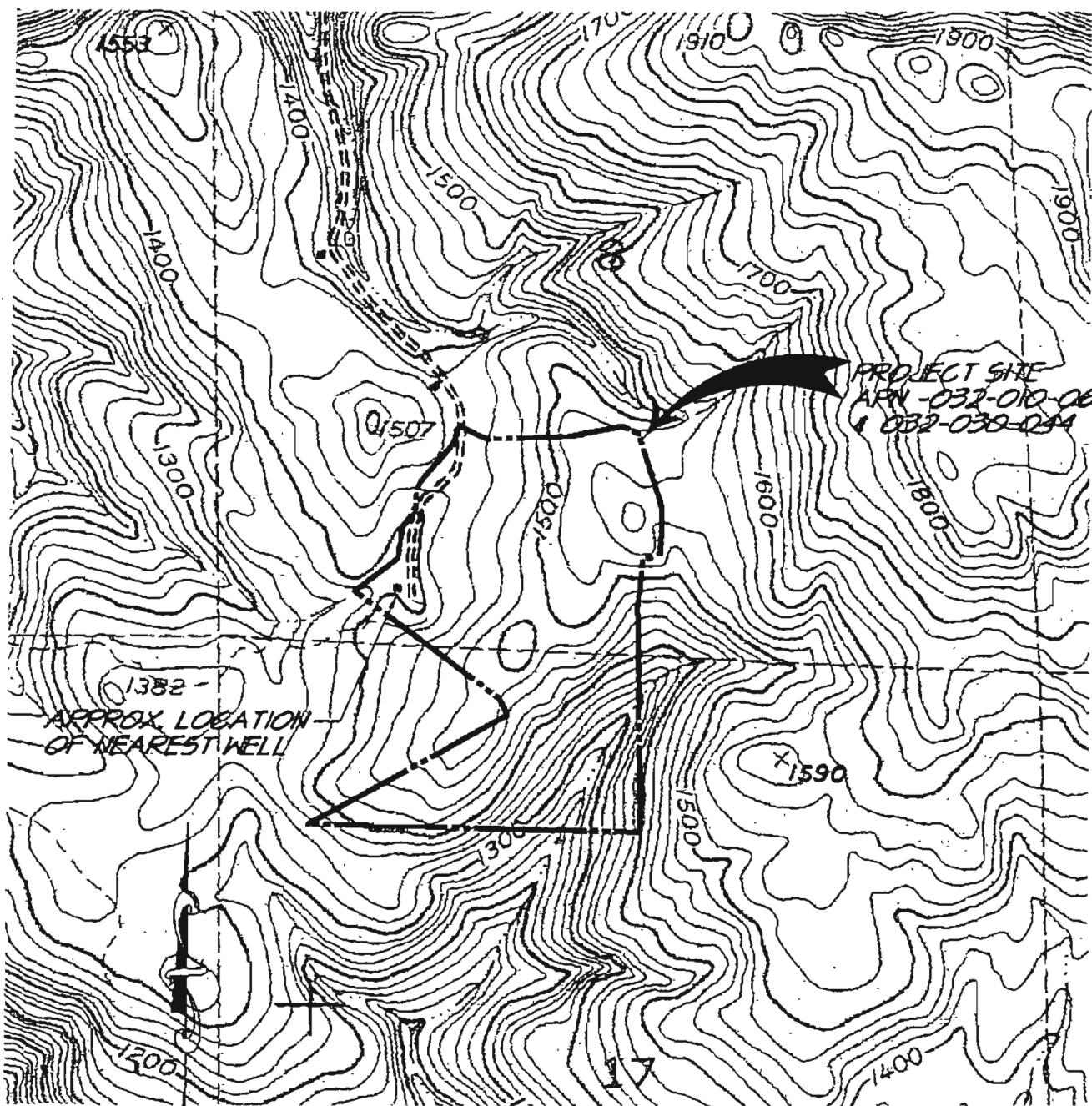
a.-e. New potentially significant environmental effects resulting from proposed changes, altered severity, altered conditions, or new information are addressed in their respective sections above. Excepting those items specifically addressed above, there are no changes proposed in this project which will require major revisions to previous environmental documents.

CONTINUUM WINERY  
VICINITY MAP  
NAPA COUNTY, CALIFORNIA



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v 707.252.3301  
f 707.252.4966

CONTINUUM WINERY  
USGS MAP  
NAPA COUNTY, CALIFORNIA



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## **CONTINUUM ESTATES WINERY**

### **ADDENDUM TO**

### **BIOLOGICAL RESOURCES RECONNAISSANCE SURVEY AND SPECIAL STATUS PLANT STUDY**

**1677/1683 SAGE CANYON ROAD  
NAPA COUNTY**

**(APN 032-010-060-000, 032-010-061-000, 032-030-043-000)**

**(MUSCI JOB# BS-09-130)**

**27 February 2011**

This addendum reports that an assessment of the current proposed revision to the project plan (identified as Continuum Estates Partial Site Plan, p A1.0, Rev 02.14.11) has been conducted. The before (blue) and after (red) revision annotations as well as the two indicated retention/diversion ponds fall within the assessment area covered by the original report (3 June 2010) and the technical report (18 August 2009) for this project. With project permit application changes indicated in the referenced Partial Site Plan the previously submitted reports disclose a satisfactory evaluation of site biological resources. There are no revisions suggested to the original reports.



**STEPHEN P. RAE, Ph.D.  
MANAGING PARTNER**

**RECEIVED**

MAR 02 2011

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

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**BACKEN  
GILLAM  
KROEGER**  
ARCHITECTS

Continuum Estate

177 3rd Avenue  
St. Paul, Minnesota

DATE:	02/10/10
PROJECT:	Continuum Estate
DESIGNER:	Backen Gillam Kroeger
SCALE:	1" = 30'-0"
STATUS:	Partial Site Plan

PARTIAL  
SITE  
PLAN

SCALE 1" = 30'-0"

**A1.0**

