

APPENDIX C

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

Initial Study Checklist (form updated September 2010)

1. **Project Title:** Rombauer Vineyards Major Modification – Use Permit (#P10-00039) Major Modification & Variance (#P10-00038) Request
2. **Property Owner:** Koerner Rombauer, Trustee and Koerner Rombauer III
3. **County Contact Person, Phone Number and email:** Charlene Gallina, Supervising Planner, (707) 299-1355;
Charlene.gallina@countyofnapa.org
4. **Project Location and APN:** 3522 Silverado Trail, St. Helena, CA 94574; APNs 021-410-025, 021-410-022, & 021-410-021
5. **Project sponsor's name and address:** Rombauer Vineyards, Inc., 3522 Silverado Trail, St. Helena, CA 94574
6. **General Plan description:** AR (Agricultural Resource)
7. **Zoning:** AP (Agricultural Preserve)
8. **Project Description:**
 - 1) A Variance (#P10-00038) to allow Rombauer Vineyards to construct a new 8,740 square foot administrative building 420 feet where 600 feet is required from the centerline of Silverado Trail.
 - 2) A Use Permit Major Modification (#P10-00039) modifying prior Use Permit Modification #96010-MOD to allow the following:
 - a. No change in production of 450,000 gallons per year;
 - b. Construction of a new 8,740 square foot administration building consisting of one main floor with a basement for office, lab, and work areas, including a kitchen for employee use only;
 - c. Temporarily convert existing barrel storage space (1,889 square feet) located in the main winery building for use as interim offices during the construction of the new administration building;
 - d. Increase the number of parking areas from two (2) to four (4) and increase the number of parking spaces from a total of twenty-six (26) to seventy-four (74);
 - e. Eliminate the custom crush and alternating proprietor restrictions contained in Condition #2 of Use Permit Modification #96010-MOD;
 - f. Increase the number of full-time employees from eighteen (18) to twenty-five (25);
 - g. Add an additional four (4) part-time interns for a total of nine (9) part-time employees;
 - h. Extend the days of operation of the winery to seven (7) days per week (originally authorized Monday-Friday);
 - i. Clarify the hours of operation during harvest (from 6:00 a.m. to midnight);
 - j. Revise the existing Tours and Tastings Plan to include ten 8-person food and wine pairings within the existing maximum 400 person per day limit;
 - k. Revise the existing Marketing Plan to include four 250-person wine club events per year;
 - l. Expand the tasting room (2,500 square feet) and allow seasonal tastings in its unenclosed patio area (700 square feet);
 - m. Allow marketing events to occur in the existing caves;
 - n. Designate on-premises wine consumption areas including outdoor picnicking pursuant to AB 2004;
 - o. Include a 350 square foot "plating area" in the expanded tasting room to be used for the catered marketing events and for the winery staff to plate tasting items to be used in the food and wine pairings;
 - p. Extend the hours for retail sales, tours, and tastings to conclude at 6 pm (originally authorized from 8:00 a.m. to 5:00 p.m.);
 - q. Installation of a gated access approximately 620 feet from the winery entrance off Silverado Trail; and

- r. Construction of an interior road modification for localized narrowing of the existing upper driveway and to reduce inside radius of curvature over a short section of roadway [Exception to the Napa County Road and Street Standards (RSS) for road modifications.]

9. **Environmental Setting and Surrounding Land Uses:** The project site is at an elevation of 250 Mean Sea Level (MSL) and is situated on a forested knoll in the northeastern portion of Napa Valley on the west side of Silverado Trail .75 mile north of Glass Mountain Road and ½ mile south of Crystal Springs Road. The existing Rombauer Vineyards winery is located 600 feet upslope from Silverado Trail. It is nestled within Pacific Douglas Fir trees and oak woodlands at the base of the knoll on the southwest side. The surrounding area is defined by a mix of vineyard, winery, and residential uses situated within the Glass Mountain area of the Napa Valley. The project site has been developed with a winery, a cave with 4 entrances, a residence and other winery related improvements since the 1980s. A Very Minor Modification P10-00036-VMM was approved in 2010 to renew the use of temporary office trailers until a permanent administrative office could be authorized by the County. More recently, a Very Minor Modification (P11-00172-VMM) was approved June 13, 2011 for installation of a 150,000 gallon water tank for fire protection. The knoll is subdivided into 4 parcels totaling 43.74 acres. The Rombauer Vineyards Winery, associated winery accessory structures, vineyards and a 4 bedroom guest house/pool occupies 31.85 acres (APN#021-410-025). A single family residence at the very top of the knoll occupies 5.15 acres (APN#021-410-024) and is not a part of this application request. The remaining parcels (APN#021-410-021 and APN#021-410-022) are occupied by an existing residence, the water tank, and an existing access road.

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

Discretionary approvals required by the County include a Use Permit and Variance. The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, and waste disposal permits.

Responsible (R) and Trustee (T) Agencies

None Required.

Other Agencies Contacted

None Required.

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

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


Charlene Gallina, Supervising Planner

Napa County Conservation, Development & Planning Department


Date

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 existing Rombauer Vineyards winery is located 600 feet upslope from Silverado Trail. It is nestled within Pacific Douglas Fir trees and oak woodlands at the base of the knoll on the southwest side. The surrounding area is defined by a mix of vineyard, winery, and residential uses situated within the Glass Mountain area of the Napa Valley. The project site has been developed with a winery, residential and other winery related improvements. More recently, a 150,000 gallon water tank was approved for installation. The physical development associated with this approval will be limited and consists of construction of an administrative building, two parking lots, and road modifications to the existing upper driveway. Only four trees are proposed to be removed to accommodate construction of the administrative building. Once constructed, the administrative building will be located approximately 420 feet from the centerline of Silverado Trail. However, since the administrative office building will be located up on a steep knoll, the building will appear to be further away from the centerline of Silverado Trail. Furthermore, the proposed building will be entirely screened from view from any location outside the winery's parcel by existing trees, specifically Pacific Douglas firs. Other proposed winery improvements will also be screened from view due to existing trees. Seen as a whole, nothing in this project would 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 the following:

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

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

Discussion:

- a. Based on a review of Napa County environmental resource mapping (agricultural, agricultural contracts), the entirety of the project area is located on Prime Farmland/Unique Farmland (*Department of Conservation Farmlands, 2008* layer). This application proposes 1.8 acres of new impervious surfaces, all taken from previously disturbed areas of the subject property. The entirety of the proposed development will be dedicated to active wine production 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.
- b. As discussed at "a." above, the proposed winery is consistent with the parcel's AP agricultural zoning. The parcel is subject to and fully consistent with Williamson Act contract PO-00410-AGK.
- c-d. The subject parcel does include a substantial amount of Pacific Douglas Fir trees, but is not subject to timberland zoning. Winery improvements will be limited to already disturbed areas. There will be no impact to forest resources.
- e. As discussed at items "a." and "b.", above, the winery improvements proposed in this application are defined as agricultural by the Napa County General Plan and are allowed under the parcel's AP (Agricultural Preserve) 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 Measure(s): No mitigation measures are required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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¹ "Forest land" is defined by the State as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." (Public Resources Code Section 12220(g)) The Napa County General Plan anticipates and does not preclude conversion of some "forest land" to agricultural use, and the program-level EIR for the 2008 General Plan Update analyzed the impacts of up to 12,500 acres of vineyard development between 2005 and 2030, with the assumption that some of this development would occur on "forest land." In that analysis specifically, and in the County's view generally, the conversion of forest land to agricultural use would constitute a potentially significant impact only if there were resulting significant impacts to sensitive species, biodiversity, wildlife movement, sensitive biotic communities listed by the California Department of Fish and Game, water quality, or other environmental resources addressed in this checklist.

	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/b. The project site lies at the northeastern section 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. In the short term, potential air quality impacts are most likely to result from construction activities. Construction emissions would have a temporary effect; consisting mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings. The thresholds of significance for construction emissions established in the May 2011 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines are 54 lbs/day for ROG and NOx. Because the physical development proposed here is limited and consists of the construction of an administrative building, two parking lots, and road modifications of the existing upper driveway, its construction emission would be well below the threshold. Nonetheless, the BAAQMD has recommended "best practices" during construction which will be included as a condition of approval.

Over the long term, emission sources for the proposed project will consist primarily of mobile sources including vehicles visiting the site. The Bay Area Air Quality Management Plan has determined that similar projects such as an general office building that do not exceed a threshold of 346 ksf will not significantly impact air quality and do not require further study (BAAQMD CEQA Guidelines, May 2011 Page 3-3.). Given the size of the proposed project (administrative building) being 8,740sf (total winery facility with new addition being 54,302sf) compared to the BAAQMD's screening criterion of 346ksf (general office building), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a general office building is considered comparable to administrative office operations of winery for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with a typical winery, which would generate fewer vehicle trips.

c. The BAAQMD's thresholds of significance established by the May 2011 BAAQMD CEQA "Guidelines" have been set aside pending further CEQA review and re-adoption. The court did not rule on the adequacy of the thresholds themselves, therefore, they continue provide guidance for determining when a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution" to the regional air basin's existing air quality conditions.

Because this project is well below those thresholds, 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. The project will comply with all duly adopted air quality requirements and the impact is less than significant.

d/e. The BAAQMD defines public exposure to offensive odors as a potentially significant impact. Wineries are not the source of offensive odors likely to impact sensitive receptors. However during project construction, the project has the potential to generate dust and other construction-related air pollutant emissions that could potentially impact nearby residential uses. As a standard practice for County development projects, application of water and/or dust palliatives are required in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. These and other Best Management Practices will reduce potential temporary changes in air quality to a less than significant level.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input 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-e. Napa County Environmental Resource Mapping (*Biological Critical Habitat Areas - California Red-legged Frog, Contra Costa Goldfields, and Vernal Pool Fairy Shrimp; Vernal Pools; CNDDDB; Plant Surveys; and CNPS layers*) do not indicate the presence of candidate, sensitive, or special status species on or near the project site. There are no wetlands or blue-line streams located on the property. The project site has been developed with a winery, residential and other winery related improvements since the 1980s, and the physical development proposed here is limited and consists of construction of an administrative building, two parking lots, and road modifications of the existing upper driveway. These improvements will only impact already-disturbed areas and only four trees are proposed for removal. Impacts on biological resources will be less than significant.
- 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 parcel.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-c. The subject parcel being within $\frac{3}{4}$ of a mile of Napa Glass Mountain and within 300 meters of the Napa River is located in an area of high archaeological sensitivity. There are six recorded sites within a half a mile of the project area and over twenty within a mile. Archaeological Resource Service has provided information on the prehistoric resources located on the subject property three times in the past (Flynn 1982, 1996, 1997). Based upon the results of these evaluations and disturbance of the soil due to past grading activities and existing winery improvements, it is unlikely that subsurface prehistoric features and/or cultural resources will be present on the site, and there is little potential for impact. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval:

"In the event that archeological artifacts or human remains are discovered during any subsequent construction in the project area, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the CDPD for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98."

- d. No human remains have been encountered on the property during past grading activities when winery improvements were constructed and no information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard condition of approval noted above.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- 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 would not expose people or structures to impacts involving 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 at the base of the knoll (southern and eastern portion of APN #021-410-025) is generally subject to a "medium to high" 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 would reduce any potential impacts related to liquefaction to a less than significant level.
- aiv. Napa County Environmental Resource Maps (*landslide line*, *landslide polygon*, and *landslide geology* layers) do not indicate the presence of landslides or slope instability on the subject property.
- 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 entirety of the project area, and indeed the vast majority of the subject parcel, is comprised of soils classified as Forward Gravelly Loam (30-75 percent slopes). The remainder is comprised of soils classified as Bale Clay Loam (2 to 5 percent slopes). 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. Holocene Fan and Holocene Terrace surficial deposits underlay the soils at the base of the knoll (southern and eastern portion of APN #021-410-025). Based on Napa County Environmental Sensitivity Mapping (*liquefaction* layer) the project site has a "medium to high" liquefaction predilection in this same area. 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 project site will be served by an existing engineered septic system. The Napa County Department of Environmental Management has reviewed this application and recommends approval based on the submitted wastewater feasibility report.

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

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

Discussion:

- a. The construction and operation of the proposed project generally will contribute to overall increases in green house gas emissions. Emissions will be generated by additional vehicle trips to and from the winery, the construction process, by the heating, cooling, and lighting of the completed buildings; by the machinery, products, fertilizers, and vehicles utilized in the course of business and in ongoing maintenance of the facility.

The Bay Area Air Quality Air District (BAAQMD) CEQA Guidelines updated May 2011 established screening criteria related to greenhouse gas emissions (GHG) for new development in order to provide lead agencies and project applicants with a conservative indication of whether proposed projects could result in potentially significant GHG emissions. While the BAAQMD's CEQA significance thresholds have been set aside pending CEQA review and re-adoption, the screening criteria are still indicative as to whether a project's emissions warrant quantitative analysis because of the potential for significant impacts. As identified in the Guidelines Table 3-1 Criteria

Air Pollutants and Precursors and GHG Screening Level Sizes, general office building may reach 53,000 square feet before quantitative analysis is warranted. Proposed improvements to this winery would be less than 53,000 square feet and would accommodate uses that generate less traffic than a general office building. As a result, the project would not exceed the BAAQMD's screening criteria, and its GHG emissions would not be considered significant.

- b. The County's proposed October 31, 2011 Draft Climate Action Plan (CAP), as revised, would require discretionary projects to reduce their emissions 38% below "business as usual" in 2020 by applying a combination of State, local, and project-specific measures. Since the CAP is not formally adopted, it is not considered a significance threshold for CEQA purposes. Nonetheless, the project was considered in light of the proposed CAP, and although quite small when compared to the BAAQMD screening criteria and thresholds, the applicant would find it challenging to reduce emissions by 38% unless the project could take credit for GHG reductions that have occurred at the winery since 2005 or find another way to offset emissions from the projected increase in vehicle trips. The project's "business as usual" (BAU) conditions has been calculated at 262 MT CO₂e. Application of Greenhouse Gas Emission reductions from local programs and project level actions, including the CalGreen Building Code, improved fuel efficiency standards, and the County's Water Efficient Landscape Ordinance and on-site programs, such as a solar energy system, would all reduce emissions below the "business as usual" level, and make it feasible to approach the proposed 38% requirement.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-b. An updated Hazardous Materials Management Plan will be required by the Department of Environmental Management within 30 days of occupancy of the Administration Building. 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.

- 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. The project site is not located within two miles of any airport, be it public or private.
- g. The project with proposed road modification improvements to the upper driveway, as reviewed and conditioned by the Public Works Department and the Napa County Fire Marshal, has been designed to comply with emergency access and response requirements; it will not have a negative impact on emergency response planning.
- h. The project is located in an area dominated by irrigated agriculture, coniferous forest and oak woodlands. Risks associated with wild-land fires across Silverado Trail to the east are quite high; and to the extent they exist may be a risk to life or structures to the subject property. The Napa County Fire Marshal has reviewed this application, which includes a road modification to the upper driveway and proposed additional (and recently installed, including the 150,000 gallon water tank recently approved) fire protection systems, and based upon required conditions of approval believes there is adequate fire service in the area. This project will not expose people or structures to a significant risk of loss, injury or death involving wild-land fires.

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

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

Discussion:

- a. The proposed project will not violate any water quality standards or waste discharge requirements. The Napa County Department of Environmental Management has reviewed the existing 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, for purposes of the application of the County's Groundwater Conservation Ordinance, assumed not to have a significant effect on groundwater levels.

Based on the submitted *Phase One* water availability analysis, the 31.85 acre subject valley-area parcel has a water availability calculation of 31.85 acre feet per year (af/yr), which is arrived at by multiplying its approximately 31.85 acre size by a one acre feet per year per acre fair share water use factor. No changes are proposed to the winery's production and the Water Demand Calculations submitted placed water demand for the winery, tasting room, wine production and existing residence at 10 af/yr. The Department of Public Works has reviewed this analysis and recommends approval of this project on the basis that 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. The area surrounding the project is pervious ground that is forested and planted in vineyards and has the capacity to absorb runoff. Any drainage alterations would be included in the grading and improvement plans that are required for project construction. The applicant is required to submit a Notice of Intent (NOI) for a Storm Water Pollution Prevention Plan permit (SWPPP) from the Regional Water Quality Control Board for pre & post construction activities, as well as, a Napa County Public Works grading permit to ensure that no excessive run-off occurs during pre/post construction. Review and approval by the Department of Public Works of the grading and improvement plans will ensure that no there is no potential for significant on- or off-site erosion, impact to the two blue-line streams, siltation, or flooding.
- 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 existing wastewater system and has found the system adequately sized, 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. No housing would be placed within a mapped flood zone.
- h/i. The project site is not located within a flood hazard area, nor would it impede or redirect flood flows or expose structures or people to flooding. The project site is not located within a dam or levee failure inundation zone.
- 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 250 feet in elevation and is located outside the tsunami inundation area pursuant to the Tsunami Inundation Map for Emergency Planning. There is also no known history of mud flow in the vicinity. The project will not subject people or structures to a significant risk of inundation from tsunami, seiche, or mudflow.

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-c. The proposed project complies is located in an area dominated by agricultural, residential, and open space uses and the improvements proposed here in support of ongoing agricultural uses county-wide, as they provide a market for grapes grown within Napa County. The project will not divide an establish community. Furthermore, the proposed project is in compliance with the Napa County General Plan, the Napa County Zoning Ordinance and related applicable County Code sections, and all other applicable regulations. There are no habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measure(s): 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).

Mitigation Measure(s): 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"/>

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

Discussion:

- a/b. The proposed project will result in a temporary increase in noise levels during the construction of the administration building and associated improvements. Construction activities will be limited to daylight hours using properly-muffled vehicles. No ground borne vibration or ground borne noise is anticipated. Noise generated during this period is not anticipated to be significant. Furthermore, construction activities will generally occur during the period of 7am-7pm on weekdays- normal waking hours. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project will not result in long-term significant construction noise impacts.
- c/d. The project site is currently developed as a winery facility with accessory uses. The previously authorized tour/tastings plan is limited to 400 persons per day. The proposed changes in winery hours and days of operation, the increase in employees, as well as, minor changes to the winery's Tours/Tastings Plan (10 8-person food and wine pairings within the existing maximum 400 person per day limit) and the Marketing Plan (4 250-person wine club events per year) will increase the overall anticipated level of noise in the operation of the new area; however, this would be typical of a winery. Enforcement of Napa County's Exterior Noise Ordinance is and will be continued by the Department of Environmental Management and the Napa County Sheriff to reduce ambient noise levels to less than significant.
- e/d. The project is not within the vicinity of a private or public airstrip that would create noise pollution.

Mitigation Measure(s): 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 proposed construction of an administrative building, changes in the winery's marketing plan and tours/tasting operations and other minor infrastructure improvements will not induce growth. The submitted application materials indicate that this project will result in a change of full time or part-time equivalent jobs since modified in 1996. The applicant has indicated that due to relinquishing ownership interest in Frank Family Vineyards (FFV) located on Larkmead Lane, a previous winery affiliate, in which common employees performed services for both entities; the winery now requires more employees on-site to perform some of the functions that were performed at the FFV facility. The applicant is requesting to increase the number of full-time employees by seven (7) and to add four (4) interns as part-time employees. As proposed by the applicant, the project site will be able to accommodate additional parking for these new employees. Furthermore, the applicant, as a condition of approval for the project, will be required to pay an affordable housing fee (Napa County Zoning Ordinance – Section 18.107, Affordable Housing and Incentives) for the proposed administrative building addition to address the demand for additional housing either directly or indirectly.
- b/c. This application will displace neither persons nor housing and will not necessitate the construction of replacement housing elsewhere.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES. Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 as a result of this project will be minimal. Fire protection measures improvements recently made (and recently approved new 150,000 gallon water tank to be installed soon), proposed fire hydrants, interior road modifications, as well as, 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 any eventual building permit submittal. The proposed project will have little to no impact on public parks. 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 Measure(s): No mitigation measures are required.

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

Discussion:

- a-b. This application proposes modifications to an existing winery, including construction of new administration building and a revised marketing plan. No portion of this project, nor any foreseeable result thereof, would significantly increase the use of existing recreational facilities. This project does not include new recreational facilities of any description.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and/or conflict with General Plan Policy CIR-16, which seeks to maintain an adequate Level of Service (LOS) at signalized and unsignalized intersections, or reduce the effectiveness of existing transit services or pedestrian/bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the Napa County Transportation and Planning Agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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. Silverado Trail currently operates at a Level of Service (LOS) A. The applicant has submitted traffic data which identifies that the proposed changes in winery hours and days of operation, the increase in employees, as well as, minor changes to the winery's Tours/Tastings Plan (10 8-person food and wine pairings within the existing maximum 400 person per day limit) and the Marketing Plan (4 250-person wine club events per year) will contribute to a minor increase (32 daily trips) in Silverado Trail's overall traffic. The General Plan EIRs anticipate a cumulative traffic increase and service level changes to Silverado Trail as existing wineries expand and/or new wineries are added over the next 20 years. The Department of Public Works has reviewed this data and recommends approval of the project on the basis that the traffic volumes are below the threshold that would impact Silverado Trail, and since a left turn storage lane has already been constructed on Silverado Trail to facilitate northbound traffic turning onto the winery access road. Furthermore, the proposed gated access will be located approximately 620 feet from the winery entrance off Silverado Trail and will not interfere with traffic circulation when the winery is closed for business. There will be no residual individually or cumulatively significant traffic impacts associated with this project as regards traffic congestion and levels of service.
- c. The proposed project would not result in any change to air traffic patterns.
- d-e. The project site is accessed from a private drive located off Silverado Trail. The applicant has proposed interior road modifications which will localize narrowing of the existing upper driveway and reduce the inside radius of curvature over a short section of roadway. The Department of Public Works has reviewed this request and recommends approval of an exception to the required Napa County Road and Street Standards with standard conditions based on existing environmental and physical constraints. The Napa County Fire Marshall has also reviewed this application and has likewise identified no significant impacts related to emergency vehicle access provided that standard conditions of approval are incorporated. Project impacts related to traffic hazards and emergency access are expected to be less than significant.
- f. This application identifies that two (2) additional parking areas will be installed bringing a total of four (4) areas to the project site and increasing the total number of parking spaces from twenty-six (26) to seventy-four (74). The number of parking spaces required has been calculated at 59 spaces. Valet service will be utilized to accommodate marketing events and/or visitor access to upper parking areas. The Department of Public Works has reviewed the winery's existing parking layout and proposed additional parking areas, and recommends

approval with standard conditions regarding parking lot construction. Through implementation of this condition, the project will have adequate parking and 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 would conflict with any adopted policies, plans or programs supporting alternative transportation.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 states that the recently installed new groundwater well will serve the non-transient non-community water system. The Napa County Department of Environmental Management has reviewed this well and the proposed distribution system, and recommends approval as conditioned. Furthermore, the existing septic system for the subject property is sized for a maximum flow of 12,275 gallons per day. The current peak waste flow is 3,115 gallons per day and is anticipated to have a future peak flow at 11,365 gallons per day. The Department has also review this system, and recommends approval of the project subject to the requirement that the Winery use chemical toilets for all special events held during the harvest or if more than one special event is held on the same day. As conditioned, the proposed existing system and proposed improvements 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. As required through standard conditions of approval imposed by the Napa County Department of Public Works, the project will be subject to standard construction stormwater and post-construction runoff management requirements.
- d. As discussed in 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
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project would 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 would 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 **Air Quality, Transportation/Traffic, and Population and Housing** 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 would not have any environmental effects that would result in significant impacts.

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