

**PROJECT REVISION STATEMENT**

Whetstone Tasting Bar, Use Permit (#P12-00008)

1075 Atlas Peak Rd; AP# 039-320-008

County of Napa

Environmental Review

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

**Section V.a-c. Cultural Resources:**

- 1. The rock wall located in the immediate vicinity of the existing residence and proposed septic area shall be preserved in place and protected by demolition activities and/or all future construction with the property except for the removal and replacement of said rocks for the installation of a fire hydrant. All work shall be in conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and Sites.

Method of Mitigation Monitoring: Prior to County authorization of a building permit, the permittee shall submit a final Cultural Resources report specifying design parameters for the proposed rehabilitation/construction and for the installation of the fire hydrant through the historic wall.

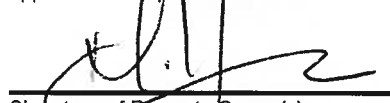
**Section IX. b. Hydrology and Water Quality**

- 2. The property is located in the Milliken-Sarco-Tulocay (MST) groundwater deficient area. New projects in the MST are required to show a "no net increase" in water usage. To accommodate the bar, the applicant plans to install low flow appliances, retrofit all appliances to low flow, reduce irrigation, follow the State Water Efficient Landscape Ordinance, and may be required to sign up for the recycled water line if/when it reaches their area. All uses on the parcel will be required to follow these mitigations as well, to reduce the amount of water used to the proposed 3.57 acre feet per year. The two wells on this parcel and the one well on the adjoining property will be metered and the applicant will be required to report usage on both this parcel and the neighboring parcel to ensure compliance with the maximum allowed groundwater usage of 3.57 total acre feet per year, as stated in the Public Works Department Memorandum, thus reducing effects to less than significant. According to the water study conducted by the applicant's agent, the current water use equals 3.74 acre feet per year and it is clear that water use has exceeded the allowable limits. Water use on the parcels has not been regulated in the past. Mitigating for the reduction of water use on the entire parcel by metering the wells, installing low flow devices and appliances, will lead to no net increase in water use and metering the use to ensure no net increase occurs. Therefore, the impact will be less than significant.

Method of Mitigation Monitoring: Prior to County authorization of a building permit, the permittee shall:

- a. Install meters on all wells;
- b. install low flow appliances in the structure and the restroom;
- c. retrofit all existing appliances in the structure to low flow;
- d. reduce irrigation by following the State Water Efficient Landscape Ordinance;
- e. Submit building plans detailing the installation of items a. through d., and final said building plans demonstrating the installation of items a. through d. above were completed.

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 Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.


Michelle Whetstone/owner
1/13/13

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Print Name
Interest
Date



**MITIGATION MONITORING AND REPORTING PROGRAM**  
**Whetstone Wine Bar / Michelle Whetstone #P12-00008-UP (APN 039-320-008)**

Mitigation Measure <b>Cultural Resources (Section V)</b>	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
<p>1. The permittee shall submit a Cultural Resources report specifying design parameters for the proposed rehabilitation/construction and for the installation of the fire hydrant through the historic wall.</p>	<p>Applicant/Planning Department</p>	<p>a. The permittee's contract with the project historian shall reflect the terms of this mitigation measure and shall be submitted for the review and approval of the Planning Director or her designee prior to issuance of a building permit, any other development permit, or any earthmoving associated with this project.</p> <p>b. Prior to any certificate of occupancy, the project historian shall submit a final report of finds and mitigation measure compliance for the review and approval of the Planning Director.</p>	
<b>Hydrology and Water Quality (Section IX)</b>			
<p>1. Install meters on all wells.                  2. Install low flow appliances in the structure and the restroom.                  3. Retrofit all existing appliances in the structure to low flow.                  4. Reduce irrigation by following the State Water Efficient Landscape Ordinance.</p>	<p>Applicant/Planning Department</p>	<p>a. The plans from the project engineer and architect shall reflect the terms of this mitigation measure and shall be submitted for the review and approval of the Planning Director or her designee prior to issuance of a building permit, any other development permit.</p>	



Form A

Notice of Completion

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 916/445-0613

SCH #

Project Title: Whetstone Wine Bar

Lead Agency: Napa County Planning Department

Street Address: 1195 Third Street Suite 210

City: Napa

Zip: 94559

Contact Person: Linda St. Claire, Planner III

Phone: 707.299.1348

County: Napa

Project Location

County: Napa

City/Nearest Community: Napa

Zip Code: 94559

Cross Streets: Silverado Trail & Glass Mountain Road

Total Acres: 6.65

Assessor's Parcel No. 039-320-008

Section(s): 5D

Twp: T06N

Range: R04W

Base: Napa

Within 2 Miles: State Hwy #: 128

Waterways: Napa River Waterway .5 miles SE

Airports: none

Railways: none

Schools: Vichey Elementary School, 1.5 miles SE

Document Type

CEQA:

- NOP
Early Cons
Neg Dec
Draft EIR

- Supplement/Subsequent
EIR (Prior SCH No.)
Other

NEPA:

- NOI
EA
Draft EIS
FONSI

Other:

- Joint Document
Final Document
Other

Local Action Type

- General Plan Update
General Plan Amendment
General Plan Element
Community Plan
Other: Erosion Control Plan Approval
Specific Plan
Master Plan
Planned Unit Development
Site Plan
Rezone
Prezone
Use Permit
Land Division (Subdivision)
Annexation
Redevelopment
Coastal Permit
Parcel Map, Tract Map, etc.)

Development Type

- Residential: Units Acres
Office: Sq.ft. Acres Employees
Commercial: Sq.ft. 2,924 Acres Employees 2FT 1PT
Industrial: Sq.ft. Acres Employees
Educational
Recreational
Other:
Water Facilities: Type MGD
Transportation: Type
Mining: Mineral
Power: Type Watts
Waste Treatment: Type
Hazardous Waste: Type

Funding (approx) Federal \$ State \$ Total \$

Project Issues Discussed in Document

- Aesthetic/Visual
Agricultural Land
Air Quality (Dust)
Archeological/Historical
Coastal Zone
Drainage/Absorption
Economic/Jobs
Fiscal
Cultural Resources
Flood Plain/Flooding
Forest Land/Fire Hazard
Geologic/Seismic
Minerals
Noise
Population/Housing Balance
Public Services/Facilities
Recreation/Parks
Schools/Universities
Septic Systems
Sewer Capacity
Soil Erosion/Compaction/Grading
Solid Waste
Toxic/Hazardous
Traffic/Circulation
Vegetation
Water Quality
Water Supply/Groundwater
Wetland/Riparian
Wildlife
Growth Inducing
Land Use
Cumulative Effects
Biological Resources

Present Land Use/Zoning/General Plan Designation

Land Use: Agriculture
Zoning Designation: Commercial Limited
General Plan Land Use Designation: Rural Residential

Project Description

Approval of a Use Permit to establish a new wine bar with the following: 1) convert an existing 2,924 square foot residence to a wine bar; 2) convert a 120 square foot existing garden shed to a stand-alone accessible restroom; 3) employ two full-time and one part-time employees; 4) conduct hours of operation - 11:00 AM-4:00 PM, seven days per week; 5) retail sales, tastings and catered meals for a maximum of 40 people per day, by appointment; 6) ten food and wine events per year with a maximum of 24 persons per event and two events per year for a maximum of 50 persons per event. Catered food will be included; 7) installation of a new septic system, 8) Install 12,000 gallon fire protection water tank and fire pump house building; 9) Install fire hydrant near Atlas Peak Road with access through historic stone wall; and, Approval of an exception to the Napa County Road and Street Standards: a) to allow use of an existing historic entrance with 15 foot clearance; and, and b) to allow a greater than required minimum of 50 foot distance for a Fire truck access.



# Reviewing Agencies Checklist

**KEY**  
 S = Document sent by lead agency  
 X = Document sent by SCH  
 + = Suggested distribution

- **Resources Agency**
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- X Office of Historic Preservation
- Parks & Recreation
- Reclamation
- SF Bay Cons. & Dev't Comm.
- Water Resources (DWR)

**Business, Transportation & Housing**

- Aeronautics
- California Highway Patrol
- CALTRANS District # 4
- Dep't of Transportation Planning (HQ)
- Housing & Community Development

**Food & Agriculture**

- **Health & Welfare**
- Health Services \_\_\_\_\_
- **State & Consumer Services**
- General Services
- OLA (Schools)

**Environmental Affairs**

- Air Resources Board
- Bay Area AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 2 (San Francisco Bay)


**Youth & Adult Corrections**

- \_\_\_\_\_ Corrections

**Independent Commissions & Offices**

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mtns Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other: US ACOE North Section

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**Public Review Period (to be filled in by lead agency)**

Starting Date January 16, 2013  
 Signature  Linda St. Claire

Ending Date February 15, 2013  
 Date January 14, 2013

**Lead Agency (Complete if applicable):**  
 Consulting Firm:  
 Address:  
 City/State/Zip:  
 Contact:  
 Phone: \_\_\_\_\_  
**Applicant:** Michelle Whetstone  
 Address: 1075 Atlas Peak Rd  
 City/State/Zip: Napa, CA 94559  
 Phone: 707.963.1774

**For SCH Use Only:**  
 Date Received at SCH \_\_\_\_\_  
 Date Review Starts \_\_\_\_\_  
 Date to Agencies \_\_\_\_\_  
 Date to SCH \_\_\_\_\_  
**Clearance Date** \_\_\_\_\_  
 notes \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





**COUNTY OF NAPA  
PLANNING, BUILDING, & ENVIRONMENTAL SERVICES DEPARTMENT  
1195 THIRD ST., SUITE 210  
NAPA, CA 94559  
(707) 253-4417**

**Initial Study Checklist  
(form updated September 2010)**

**Project Title:** Whetstone Tasting Bar; Use Permit (P12-00008)

**Property Owner:** Delores R. Buller Trust, PO Box 737, Rail Road Flat, CA (Applicant: Michelle Hawkins Whetstone, PO Box 10039, Napa)

**Napa County contact person, phone number and e-mail:** Linda St. Claire, Planner III, 299-1348, [linda.stclaire@countyofnapa.org](mailto:linda.stclaire@countyofnapa.org)

**Project location and APN(s):** The 6.65 acre project site is located on the west side of Atlas Peak Road north of its intersection with Monticello Road, APN: 039-320-008, 1019 Atlas Peak Rd, Napa

**Project Sponsor's Name and Address:** Julianna Inman, Architect, 2133 First Street, Napa, CA

**General Plan description:** RR – Rural Residential

**Zoning:** CL – Commercial Limited

**Project Background:**

The parcel has been used for residential and a number of commercial uses over the years, only one of which currently has an active use permit, the Del Dotto Winery, granted in 1999. The two story building was built in 1885 as a part of the Estee owned Hedgeside Winery and may have been used as a distillery and/or a residence. The adjoining building, operating as the Del Dotto Winery, was constructed at approximately the same time period and the two made up the Hedgeside Winery/Distillery. The DelDotto Winery has expanded beyond their use permit allowances and will require a modification to that use permit. Additional uses on the parcel include an unpermitted art gallery (Jessel), an unpermitted small construction sales office, and multiple small unpermitted rental storage areas and they too will be required to obtain permits, alter zoning allowances, or abandon their use if not allowed by Napa County Code.

The structure that the applicants, the Whetstones, have proposed to use as a wine bar was previously used as a residence, although it is unclear of the exact number of years the residential use has been abandoned. The proposed changes for the historic residence include converting it to a commercial use which will require compliance with the California Building Code and mitigations for the Secretary of the Interior's Standards for Historic Structures. Some changes have already occurred to the residence, to include remodeling the interior, removal of some existing landscaping, and exterior minor repairs.

The property is located in the Milliken-Sarco-Tulocay (MST) groundwater deficient area. New projects in the MST are required to show "no net increase" in water usage. Although the proposal is only for the tasting bar, all uses on the parcel have been identified and analyzed in accordance with CEQA. The applicant has proposed use of a well on an adjoining parcel for potable uses, as well as two wells on the Whetstone site to be used for irrigation. The total square footage of both parcels, 12.09 acres, has a 3.6 acre feet per year water allowance. Current water use has been determined by Napa County Phase 1 Water Availability Analysis guidelines to be 3.74 acre feet per year. The applicant will be required to reduce use to no more than 3.6 acre feet per year. The proposed use is 3.57 acre feet per year.

The DelDotto Winery, the Jessup Art Gallery, residences and an additional small office will also be required to mitigate for water usage. Mitigations will include: all existing, and any proposed new wells on the property will be metered and the applicant will be required to report usage as required to insure compliance with the maximum allowed groundwater usage of 3.6 acre feet per year for both parcels; retrofitting and installation of low flow appliances will be required, participation in the recycled water line if/when it reaches the site, and water efficient measures for landscaping throughout the parcel. Applications for the above uses (other than the Whetstone tasting bar) are forthcoming. They have indicated what their uses will be and those uses are described in general in this document. Subsequent Mitigated Negative Declarations will be filed.

**Project Description:**

- A. Approval of a Use Permit for:  
Whetstone Wine Bar:
  - 1. Convert a 2,924 square foot residence to a new winery bar;
  - 2. Convert a 120 square foot existing garden shed to a new stand-alone accessible restroom;
  - 3. Two full-time and one part-time employees;
  - 4. Conduct hours of operation - 11:00AM-4:00PM, seven days per week;
  - 5. Retail sales, tastings and catered meals for a maximum of 40 person per day, by appointment;
  - 6. Ten food and wine events per year with a maximum of 24 persons, and two events per year with a maximum of 50 persons at each event, held between 12:00 am and 10:00 pm. No visitors will be scheduled during any events. Catered food will be included;
  - 7. Construct nine parking spaces;
  - 8. Rehabilitate and relocate an existing garden shed for use as an accessible bathroom;
  - 9. Install new septic system;
  - 10. Install 12,000 gallon fire protection water tank and fire pump house building;
  - 11. Install fire hydrant near Atlas Peak Road with access through historic stone wall; and,
  - 12. Upgrade access drives to include widening to 20 foot standards and two Fire required hammerhead turnarounds;
  
- B. Approval of an exception to the Napa County Road and Street Standards:
  - 1. to allow use of existing historic entrance with 15 foot clearance; and,
  - 2. to allow a greater than required minimum of 50 foot distance for Fire truck access;

**Environmental setting and surrounding land uses:**

The 6.65 acre project site is located on the west side of Atlas Peak Road north of its intersection with Monticello Road, APN: 039-320-008, 1019 Atlas Peak Rd, Napa. The project site is currently developed with a winery, art gallery, offices, three residences and a vineyard which spans two parcels.

Properties in the vicinity of the project site range in size from 0.09 to 24 acres. Surrounding uses include the Silverado Resort, planned developments housing, wineries and vineyards. The nearest commercial uses, within one mile, include the Bayleaf Restaurant, an Underground Storage tank business, and the Huether Art Gallery, all on Monticello Rd. The local fire station is located to the west of the site.

**Other agencies whose approval is required:** Discretionary approval required by Napa County consists of a use permit and modifications to existing uses. The proposed project would also require various ministerial approvals by Napa County including, but not limited to building permits, grading permits and waste disposal permits. A Storm Water Pollution Prevention Plan (SWPPP) is required to meet San Francisco Regional Water Quality Control Board standards and is administered by the County Public Works Department.

The proposed project does not involve modifications to a streambed, and thus does not require a streambed alteration agreement from the California Department of Fish and Game. The proposed project does not involve the fill of waters of the United States, and thus does not require a dredge-and-fill permit from the U.S. Army Corps of Engineers. The proposed project does not involve the "take" of listed endangered or threatened species, and thus does not require a "take permit" from the Department of Fish and Game, the U.S. Fish and Wildlife Service, or the National Marine Fisheries Service.

**Responsible (R) and Trustee (T) Agencies**  
none

**Other Agencies Contacted**  
SHPO

**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:

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



Signature

14 JAN 13

Date

Linda St. Claire, Planner III

Planning, Building and Environmental Services Department

# ENVIRONMENTAL CHECKLIST FORM

	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

a/c. The project site is currently developed with a permitted winery, unpermitted art gallery and offices, three existing residences, a vineyard, and associated improvements. This proposal is for the conversion of one of the residences to a wine bar with retail sales, which does not now, and will not have a substantial adverse effect on a scenic vista. The project would not result in substantial damage to scenic resources or substantially degrade the visual character or quality of the site and its surroundings. No tree removal is proposed and there are no rock outcroppings onsite. The applicants have asked for an exception to the Napa County Road and Street Standards for the required 50 foot distance for fire trucks and entrance to the parking area for Whetstone. That access is bordered by historic stone pillars 15 feet apart, and the County's Road and Street Standards require a 20 foot distance. The Engineering Division has reviewed this request and approved the request with conditions.

d. Pursuant to standard Napa County conditions of approval for buildings, outdoor lighting is required to be shielded and directed downwards, with only low level lighting allowed in parking areas. The standard 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.*

The standard condition of approval will ensure that any potential impacts resulting from new sources of outside lighting are less than significant.

**Mitigation Measure(s):** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. <b>AGRICULTURE AND FOREST RESOURCES.</b> <sup>1</sup> 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. The existing development area has been previously disturbed. According to the Napa County GIS mapping systems this parcel is not identified as "prime farmland". Existing vines will not be removed. Since this parcel is defined in the General Plan as "rural residential", and the parcel is zoned "Commercial Limited", this proposal meets the findings of allowable uses, no farmland is being converted, and therefore there is no impact. There is a small vineyard on the adjacent parcel, and a very small section overlaps into this parcel. There is no proposal to convert this vineyard.
- b. The property's CL (Commercial Limited) zoning allows wine bars, wineries (within CL Limits), and related accessory uses upon grant of a use permit. There are a very limited number of parcels in Napa County which are designated Commercial Limited zoning. There isn't a Williamson Act contract for this parcel.
- c. As discussed in items "a." and "b.", above, the uses proposed in this application are allowed under current 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.
- d/e. There will be no loss to forestland or vineyard due to the proposed project. The applicant does not propose the removal of any trees and therefore there is no impact.

**Mitigation Measure(s):** None required.

<sup>1</sup> "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 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
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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-c. On June 2, 2010, the Bay Area Air Quality Management District's Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act (CEQA). The thresholds were designed to establish the level at which the District believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on the Air District's website and included in the Air District's May 2011 updated CEQA Guidelines.

On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the thresholds. The court did not determine whether the 2011 thresholds were valid on the merits, but found that their adoption was a project under CEQA. The court issued a writ of mandate ordering the District to set aside the thresholds and cease dissemination of them until the Air District had complied with CEQA. While the Air District can no longer recommend the 2011 thresholds, they do provide substantial evidence, and the District's thresholds of significance are still applicable for evaluating projects in Napa County.

The proposed use permit includes grading for parking and access, tastings by appointment for a maximum of 40 person per day seven days a week, with two full-time and one part-time employees, 10 food and wine events per year for 24 persons maximum and two events per year with 50 persons maximum, and construction and installation of a fire protection tank and hydrant. On a typical weekday the bar proposes 20 trips and on a typical Saturday, 17.

The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan. Wine Bars as proposed here are not producers of air pollution in volumes substantial enough to result in an air quality plan conflict. The project site lies within the Napa Valley, which forms one of the climatologically distinct sub-regions (Napa County Sub region) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the Valley create a relatively high potential for air pollution. Over the long term, emissions resulting from the proposed project would consist primarily of mobile sources, including production-related deliveries and visitor and employee vehicles traveling to and from the establishment. The resulting busiest day plus marketing total is well below the threshold of significance. The proposed project would 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.

d. In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project construction. Earthmoving and 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 Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adhere to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts are considered less than significant:

*The permittee shall comply during all construction activities with the Bay Area Air Quality Management District Basic Construction Mitigation Measures as provided in Table 8-1, May 2011 Updated CEQA Guidelines.*

Furthermore, while earthmoving and construction on the site will generate dust particulates in the short-term, the impact would 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.*

- e. While the Air District defines public exposure to offensive odors as a potentially significant impact, wine bars 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 Measures:** No mitigation measures are required.

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

**Discussion:**

- a-d. The proposed project is on a previously developed site with a winery, residences, an art gallery, offices and vineyard. No special species have been identified on the site, according to Napa County GIS Fish and Wildlife mapping systems layers.
- e. The proposed project will not conflict with any local policies or ordinances protecting biological resources, including tree preservation policies or ordinances. No trees will be removed as a result of this project.
- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans applicable to the subject parcel.

**Mitigation Measure(s):** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V.	<b>CULTURAL RESOURCES.</b> Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. Historic resources, as defined in CEQA 15064.5, have been identified on this parcel. The current proposal will have limited changes on historic resources, although in accordance with CEQA any proposed changes must be considered as potentially significant. The proposed wine bar was identified as eligible for the local, State and National Historic Register by Julianna Inman, Architect, as part of a historic site, to include the existing Del Dotto Winery building, the cave, the stone wall fronting both the winery and the bar, a small footbridge, gate, and the stone pillars at the access to the bar parking area (see study dated April 27, 2012). The proposed changes at this time include alteration of the building from a residential use to a commercial use and the removal and replacement of a limited number of stones from the stone wall in order to install a required fire hydrant and hose bib. The stones will be replaced after the installation (see mitigations below) and the applicant will be required to follow the Secretary of Interior's Standards and Guidelines in order to ensure the changes proposed reduce any potential impacts to less than significant. The site has been previously disturbed.

b-c. No information was found to indicate archaeological resources are on the site. However, if resources are found during construction of associated improvements, construction would be required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard conditions of approval related to archaeological or paleontological resources, as follows;

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

d. No information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during construction, construction would be required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard conditions of approval, noted above.

**Mitigation Measure(s):**

1. All work shall be in conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and Sites.

Method of Mitigation Monitoring: Prior to County authorization of a building permit, the permittee shall submit a final Cultural Resources report specifying design parameters for the proposed rehabilitation/construction and for the installation of the fire hydrant through the historic wall.



Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                          |                          |                                     |                          |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil creating substantial risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a.
- i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed facility would result in a less than significant impact with regards to rupturing a known fault.
  - ii.) All areas of the Bay Area are subject to strong seismic ground shaking.
  - iii.) Napa County GIS layers: liquifaction, surficial deposits, and Alquist-Priolo Faults identified subsurface conditions on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any impacts to a less than significant level. The only structure that will require stabilization will be the garden shed conversion to a public restroom.
  - iv.) No indication of landslides have been found in the geological layers of the Napa County Environmental Resources Maps resulting in a reduction of this risk to a less than significant level.
- b. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the parcel is divided into two differing soil types. The entrance, driveway, parking area, and vineyard are composed of the Yolo series, consisting of fine, silty, mixed, nonacid loam. The soils remain dry unless irrigated and remain moist from sometime in November to sometime in May. The series is extensive. In this location these soils have slopes of 0 to 5 percent. The mean annual precipitation is about 12-40 inches and the mean annual temperature is about 64 degrees F. The remainder of the parcel is composed of the Coombs gravelly loam series which is well drained, moderately slowly permeable soils on gravelly terraces. Mean precipitation is about 30 inches and the mean annual soil temperature is about 59-62 degrees F. The area has been highly disturbed and runoff has been controlled. Project approval will continue to 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. According to the Napa County Environmental Resource Maps (Surficial Deposits layer) Holocene alluvium or terrace deposits underlie the surficial soils on the northern most half of the project site, again where the entrance, road, parking and vineyard are located. The other half is Pre-Quaternary deposits or bedrock. Based on the Napa County Environmental Sensitivity Maps (Liquefaction layer) the northern most half project site has a high susceptibility for liquefaction and the remaining section of the parcel has a very low susceptibility. All proposed development will be required to comply with the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level. In addition, a soils report, prepared by a qualified Engineer is required as part of any

building permit submittal for any improvements requiring building permits. The report will address the soil stability, potential for liquefaction and will be used to design specific foundation systems and grading methods.

- e. The Napa County of Environmental Health Division has reviewed this application and recommends approval based on the submitted wastewater feasibility report and septic improvement plans. Soils on the property have been shown to be adequate and support the existing septic system.

**Mitigation Measure(s):** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. <b>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/b. Overall increases in Greenhouse Gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable 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 served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents (CO<sub>2e</sub>)]. While the Air District can no longer recommend the 2011 thresholds, as discussed under Section III - Air Quality, this threshold of significance is appropriate for evaluating projects in 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)**. (Note: 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 applicant proposes to incorporate GHG reduction methods including: utilizing an existing structure.

The project's 2020 "business as usual" emissions were calculated by Planning staff using California Emissions Estimator Model (CalEEMod) GHG modeling software, resulting in modeled annual emissions of 19 metric tons of carbon dioxide and carbon dioxide equivalents (MT CO<sub>2e</sub>). The proposed project has been evaluated against the BAAQMD thresholds and determined that the project would not exceed the 1,100 MT/yr of CO<sub>2e</sub>.

GHG Emission reductions from local programs and project level actions, such as application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those features noted above would combine to reduce emissions by 6% below "business as usual" level in 2020.

The increase in emissions expected as a result of the project will be relatively modest and the project is in compliance with the County's efforts to reduce emissions as described above. For these reasons, project impacts related to GHG emissions are considered less than significant.

**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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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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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:

- The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in bar/tavern operations. A Business Plan will be filed with the Environmental Health Division should the amount of these materials reach reportable levels.
- The project would not result in the release of hazardous materials into the environment.
- There is one school located within one-quarter mile from the proposed project site, Vichy Elementary. Those small amounts of materials normally used in the operation of a wine bar or tavern will be at levels that will have a less than significant impact upon the environment.
- The proposed site is not on any known list of hazardous materials sites.
- The project site is not located within two miles of any public airport.
- The project site is not located within the vicinity of any private airports.
- The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan.
- The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires.

**Mitigation Measure(s):** None 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project will not violate any known water quality standards or waste discharge requirements. The Napa County Environmental Health Division has reviewed the proposal and recommends approval as conditioned. Additionally, the applicant will be required to obtain all necessary permits from the Napa County Engineering Division services, 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. The property is located in the Milliken-Sarco-Tulocay (MST) groundwater deficient area. New projects in the MST are required to show "no net increase" in water usage. To accommodate the bar, the applicant plans to install low flow appliances, retrofit all appliances to low flow, reduce irrigation, follow the State Water Efficient Landscape Ordinance, and may be required to sign up for the recycled water line if/when it reaches their area. All uses on the parcel will be required to follow these mitigations as well, to reduce the amount of water used to the proposed 3.57 acre feet per year. The two wells on this parcel and the one well on the adjoining property will be metered and the applicant will be required to report usage on both this parcel and the neighboring parcel to ensure compliance with the maximum allowed groundwater usage of 3.57 total acre feet per year, as stated in the Public Works Department Memorandum, thus reducing effects to less than significant. The total allowable water use for the two parcels was determined by Napa County Standards for water usage. According to the water study conducted by the applicant's agent, the current water use equals 3.74 acre feet per year and it is clear that water use has exceeded the allowable limits. Water use on the parcels has not been regulated in the past. Mitigating for the reduction of water use on the entire parcel by metering the wells, installing low flow devices and appliances, will lead to no net increase in water use and metering the use to ensure no net increase occurs in the future. Therefore, the impact will be reduced to a less than significant level.

- c.-e. There are no planned stormwater systems that would affect runoff or nearby streambeds by this project and the permittee will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction activities. The applicant has submitted a Stormwater Runoff Management Plan which has been blessed by the Division of Engineering Services. The area surrounding the project is pervious ground and has the capacity to absorb remaining runoff.
- f. There is nothing included in this proposal that would otherwise substantially degrade water quality. As discussed in greater detail in, "a.," above, the Environmental Health Division has reviewed the existing and proposed sanitary wastewater systems and has found them adequate to meet the facility's septic needs as conditioned. No information has been encountered that would indicate a substantial impact to water quality.
- g.-i. According to Napa County environmental resource mapping (*Floodplain and Dam Levee Inundation* layers), a portion of the project site, in the vicinity of the vineyard and the existing residence, is located within the 500 years flood hazard area. The project site is 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 20-ft. above mean sea level and there is no known history of mud flow in the vicinity. The project will not subject people or structures to a significant risk of inundation from tsunami, seiche, or mudflow.

**Mitigation Measure(s):**

1. Prior to County authorization of a building permit, the permittee shall:
  - a. Install meters on all wells;
  - b. install low flow appliances in the proposed wine bar and the restroom;
  - c. retrofit all existing appliances in the proposed wine bar to low flow;
  - d. reduce irrigation by following the State Water Efficient Landscape Ordinance;
2. Submit building plans detailing the installation of items a. through d. and final said building plans demonstrating the installation of items a. through d. above were completed.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING. Would the project:</b>				
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 residences and agriculture. The improvements proposed here are in support of the ongoing use of the property. This project will not divide an established community.
- c. The subject parcel is located in the CL (Commercial Limited) zoning district, which allows bars/taverns, wineries, art galleries, accessory residences and vineyards subject to use permit approval. The County has adopted the 2008 General Plan which allows for and promotes the proposed use on parcels zoned as such. One use on the parcel, a small independent office, can only be allowed through an amendment to the zoning regulations. The owner has indicated an interest in proposing the amendment, otherwise the office will have to close and move.
- d. There are no habitat conservation plans or natural community conservation plans applicable to the property.

**Mitigation Measure(s):** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. <b>MINERAL RESOURCES.</b> 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 (*Mines and Mineral Deposits*, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on or near the project site. The project site is located in the MST and the Department of Public Works has determined that there will be no net increase in water usage, with mitigations. (See section IX. HYDROLOGY AND WATER QUALITY)

**Mitigation Measure(s):** See Mitigations in Section IX, Hydrology.

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

Discussion:

a/b. The proposed project will result in a temporary increase in noise levels during the construction of the driveway, parking, exterior restroom and associated improvements. Construction activities will be limited to daylight hours using properly vehicles with properly installed mufflers. Noise generated during this time is not anticipated to be significant. The proposed project would not result in long-term significant permanent construction noise impacts or operational impacts. Furthermore, construction activities would generally occur during the period of 7am-7pm on weekdays, during normal hours of human activity. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (N.C.C. Chapter 8.16).

c/d. Noise from bars/taverns can be substantial. 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), the area surrounding the subject property is developed, with home and vineyards located in the immediate vicinity. The proposed hours of operation are 11am until 4pm with a limited number of events that are

proposed to occur in the evenings. No amplified music will be allowed in the evenings. The Napa County Noise Exterior Ordinance ensures that the levels of noise are reduced to a less than significant level.

e/f. The project is not within the vicinity of a private airstrip.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. <b>POPULATION AND HOUSING.</b> 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 applicant is requesting approval to allow a maximum of two fulltime and one part-time employees at the bar. The Association of Bay Area Governments' *Projections 2003* figures indicate that the total population of Napa County is projected to increase some 23% by the year 2030 (*Napa County Baseline Data Report*, November 30, 2005). Additionally, the County's *Baseline Data Report* indicates that total housing units currently programmed in county and municipal housing elements exceed ABAG growth projections by approximately 15%. The proposed three employee positions will not lead to population growth in Napa County, since those employees are current residents of the county. Relative to the county's projected low to moderate growth rate and overall adequate programmed housing supply, the remaining employee population growth does not rise to a level of environmental significance. In addition, the project will be subject to the County's housing impact mitigation fee (Napa County Zoning Ordinance – Section 18.107, A & H), which provides funding to meet local housing needs.

b/c. The parcel is zoned Commercial Limited (CL). 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. The residence in which the applicant has proposed to alter to a commercial structure has been vacant for a number years, therefore, in accordance with Napa County's Zoning regulations regarding abandonment, the use as a residence has been lost and no longer can be used in this capacity.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. <b>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 project area, and the additional demand placed on existing services would 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. Fire and the Engineering Services Division 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. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees, and property tax increases will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

**Mitigation Measures:** None 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 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 a wine bar with catered food, limited small events and some very minor on-site employment. No portion of this project, nor any foreseeable result thereof, would significantly increase the use of existing recreational facilities. This project does not include recreational facilities that would have a significant adverse effect on the environment.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC.</b> 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 checked="" type="checkbox"/>	<input 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"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

- a.-b. The project site is located on the west side of Atlas Peak Road, less than a quarter of a mile north of Monticello Road. The current proposal includes converting a residence to a commercial use as a wine bar adding two full-time and one part-time employee, nine parking spaces, tastings with catered meals by appointment only for a maximum of 40 people per week, seven days a week and special events that include ten events per year with a maximum of 24 persons, and two events per year with a maximum of 50 persons at each event. Appointments and special events will not occur on the same day. Del Dotto Winery and Jessel Gallery were included in this traffic study. The applicant provided a traffic study conducted by Whitlock & Weinberger Transportation Inc (W. Trans) out of Santa Rosa, CA dated December 11, 2012 which analyzed the approved, current and proposed conditions for the project area. According to the study, the proposed wine bar is expected to generate an average of 20 weekday daily trips, including eight during the p.m. peak hour, and on weekends the site is expected to generate an average of 19 daily trips during the peak period. The existing single family home and vineyard which share this driveway are assumed to continue the 12 daily trips for a total of 32 daily trips at this access. The events would generate an average of 48 vehicle trips. They will not utilize the same access as the Del Dotto Winery or the Jessel Gallery.
- c. This proposed project would not result in any change to air traffic patterns.
- d.-e. Access to the Whetstone site is proposed at the historic stone pillar entrance. A Napa County Road and Streets Standard exception has been requested to allow the fifteen foot entrance through the historic pillars to the Whetstone bar to remain. Napa County Engineering Division and the Fire Marshall have reviewed the proposal and recommend approval as conditioned.
- f. The proposed number of parking spaces is considered adequate to accommodate everyday wine bar customers and three employees. The applicant is required to comply with all parking provisions for Napa County, prohibiting any parking in the public right of ways. Any temporary overflow parking will be easily accommodated by utilizing shuttle bus services for special events. However, obstruction of the access driveway with overflow parking shall not be permitted. The Engineering Division has reviewed this proposal and recommends approval with standard conditions. Through implementation of these conditions, the project will have adequate parking and will not conflict with the Circulation Element General Plan Policy CIR-23, so as to cause potentially significant environmental impacts. The Policy states that new uses shall provide adequate parking to meet the anticipated parking demand and shall not provide excess parking that could stimulate unnecessary vehicle trips or commercial activity exceeding the site's capacity. Nine parking spaces have been proposed for the wine bar, an adequate number for everyday customers and employees. A separate proposal will come before the Board of Supervisors requesting installation of "no parking" signs on both sides of Atlas Peak Road from Hillcrest drive proceeding northwest to the terminus of the parcel to also reduce unnecessary vehicle trips.
- g. There is no aspect of this proposed project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

**Mitigation Measures:** none required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a/b The proposed wastewater system has the capacity to serve the needs of the proposed wine bar. The project will not exceed wastewater treatment requirements of 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. The proposed new septic facilities will not result in a significant impact to the environment.
- c. The Engineering Division has reviewed the proposal and approved the project with conditions thus reducing any significant environmental effects to less than significant.
- d. The project has sufficient water supplies to serve projected needs with mitigation measures in place. Three existing wells will continue to provide water for domestic and landscaping needs. A fire protection water tank with a 12,000 gallon capacity has been proposed. The property is located in the Milliken-Sarco-Tulocay (MST) groundwater deficient area. New projects in the MST are required to show "no net increase" in water usage. To accommodate the bar, the applicant plans to install low flow appliances, retrofit all appliances to low flow, reduce irrigation, and may be required to sign up for the recycled water line if/when it reaches their area. The wells on the property will be metered and the applicant will be required to report usage on an annual basis to ensure compliance with the maximum allowed groundwater usage of 3.57 acre feet per year, as stated in the Public Works Department Memorandum, thus reducing effects to less than significant. The current water use equals 3.74 acre feet per year. The parcel has never had any water measurement devices and uses on the parcel have not been regulated, except that the existing winery has had two use permits since 1999. By reducing the water use on the entire parcel, metering the wells, and installing low flow devices and appliances, the project results in no net increase. Therefore, with mitigations, the impact is less than significant.
- e. The proposed septic system have been reviewed by the Department of Environmental Management and found to be adequate to meet the needs of the proposal and existing allowed uses on the parcel. No significant environmental effects will occur.
- f. The proposed project will be served by a landfill with sufficient capacity to meet the projects demands. No significant impact will occur from the disposal of solid waste generated by the proposed project.
- g. The proposed project will comply with federal, state, and local statutes and regulations related to solid waste.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVII. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

- a. The project does not propose anything that would have the potential to degrade the quality of the environment for any habitat of fish or wildlife, none were identified in the Napa County GIS layers. No rare or endangered plants or animals were identified on the project site as well. Mitigations have been put into place to ensure the Cultural Resources will continue to be maintained in accordance with the Secretary of the Interior's Standards for Rehabilitation. (See Mitigation Measures in V. Cultural Resources)
- b. The Whetstone Tasting Bar proposal has been analyzed individually and cumulatively in regards to Cultural Resources and Hydrology and the project does not have any cumulative impacts that are considered significant.
- 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 MONITORING AND REPORTING PROGRAM**  
**Whetstone Wine Bar / Michelle Whetstone #P12-00008-UP (APN 039-320-008)**

<b>Mitigation Measure</b>	<b>Monitoring Responsibility</b>	<b>Monitoring/Reporting Action and Schedule</b>	<b>Monitoring Compliance Complete (Name / Date)</b>
<p>1. The permittee shall submit a Cultural Resources report specifying design parameters for the proposed rehabilitation/construction and for the installation of the fire hydrant through the historic wall.</p>	<p>Applicant/Planning Department</p>	<p>a. The permittee's contract with the project historian shall reflect the terms of this mitigation measure and shall be submitted for the review and approval of the Planning Director or her designee prior to issuance of a building permit, any other development permit, or any earthmoving associated with this project.</p> <p>b. Prior to any certificate of occupancy, the project historian shall submit a final report of finds and mitigation measure compliance for the review and approval of the Planning Director.</p>	
<b>Hydrology and Water Quality (Section IX)</b>			
<ol style="list-style-type: none"> <li>1. Install meters on all wells.</li> <li>2. Install low flow appliances in the structure and the restroom.</li> <li>3. Retrofit all existing appliances in the structure to low flow.</li> <li>4. Reduce irrigation by following the State Water Efficient Landscape Ordinance.</li> </ol>	<p>Applicant/Planning Department</p>	<p>a. The plans from the project engineer and architect shall reflect the terms of this mitigation measure and shall be submitted for the review and approval of the Planning Director or her designee prior to issuance of a building permit, any other development permit.</p>	

