

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

Initial Study Checklist
(form updated September 2010)

1. **Project Title:** Yountville Hill Winery; Use Permit / Exception to the Conservation Regulations #P13-00279, Variance #P13-00417, and Viewshed P13-00416.
2. **Property Owner:** CS2 Wines, LLC (Eric Sklar), P.O. Box 47, Oakville, CA 94562.
3. **County Contact Person, Phone Number and e-mail:** Sean Trippi, Principal Planner, 253-4417, sean.trippi@countyofnapa.org.
4. **Project Location and APN:** The 10.9 acre project site is located on the east side of State Route 29 approximately ¼-mile south of the Yount Mill Road / State Route 29 intersection. APN's: 031-130-028 & 029. 7400 St. Helena Hwy, Napa.
5. **Project Sponsor's Name and Address:** Lester Hardy, 1312 Oak Avenue, St. Helena, CA 94574.
6. **General Plan description:** Agricultural Resource (AR)
7. **Zoning:** Agricultural Preserve (AP)
8. **Property History/Background:**

September 5, 1984 – The Planning Commission approved an application (#BB-118384) to bring an existing three bedroom bed and breakfast under county permitting. The home was constructed in 1977.

February 20, 2009 – A use permit application (Sires winery - P09-00067) was submitted for a new winery with a production capacity of 100,000 gallons per year in a new 4,679 square foot building and 30,000 square feet of caves. The request included tours and tastings by appointment only for a maximum of 60 persons per day on the weekend and 30 persons per day during the week and a marketing plan with 674 events annually for between 6 to 200 people. The application was subsequently deemed withdrawn on June 16, 2009.

June 23, 2009 - A use permit application (Wright winery - P09-00270) was submitted for a new winery with a production capacity of 60,000 gallons per year in a new 5,609 square foot building and 29,434 square feet of caves. The request included tours and tastings by appointment only for a maximum of 60 persons per day on the weekend and 30 persons per day during the week and a marketing plan although no details were submitted with the application. The application was subsequently deemed withdrawn on August 24, 2011.

9. **Project Description:** Approval of a use permit and an exception to the conservation regulations, variance, and viewshed application to establish a new winery and with an annual production capacity of 100,000 as follows:
 - (a) construct two new winery buildings with approximately 14,019 sq. ft. of floor area, including a 1,208 sq. ft. reception building and a 12,811 sq. ft. winery administration and visitor center building with 9,605 sq. ft. of unenclosed terraces;
 - (b) construct approximately 35,588 sq. ft. of cave area, including a warming kitchen;
 - (c) provide 37 on-site parking spaces;
 - (d) establish a Marketing Plan (see below);
 - (e) allow tours and tastings which may include food pairing(s) by appointment only for a maximum of 285 visitors per day with a maximum of 1,120 visitors per week (285 Sat/Sun; 110/day Mon-Fri);
 - (f) establish hours of operation from 6 AM to 3:00 PM (production staff), 8 AM to 5 PM (administrative staff) and 9:30 AM to 6:30 PM (hospitality staff – visitation would occur between 10 AM and 6 PM); 7 days a week;
 - (g) allow on-premise consumption of the wines produced on-site in the winery administration and visitor center building and terraces pursuant to the Evans Bill (AB2004);
 - (h) employ up to 19 people full-time;
 - (i) install a new on-site winery process and domestic wastewater treatment system; and,
 - (j) new landscaping, driveway improvements and signage.

The proposal also includes an exception to the conservation regulations to grade/construct improvements on slopes exceeding 30%, a viewshed application to construct on slopes 15% or greater and visible from a viewshed designated roadway (State Route 29) and a variance to allow the lower cave portal and winery related activities on the pad in front of the cave to encroach approximately 300-feet into the 600-foot setback from State Route 29, encroachment into the 300-foot setback from a shared driveway, a staircase at the rear of the winery building to encroach 6-feet into a 20-foot rear yard and a non-habitable portion of the structure/landscaped terrace and stairs at the third or roof level to encroach 15-feet into the 20-foot rear yard. The project site is comprised of two parcels that will be combined. An existing 4,000 sq. ft. residence (former bed & breakfast) and garage, the existing driveway from State Route 29 to the structures, and a cave will be removed as part of the proposal to facilitate construction of the winery, a new driveway, and associated improvements.

Marketing Plan: In addition to the above-mentioned tours and tastings by appointment only for up to 285 visitors a day, with a maximum of 1,120 per week, a marketing plan has been included as part of this proposal. The marketing events will occur both inside and outside the winery buildings and will include food pairings. The winery is proposing a catering work area where caterers will bring in their own equipment to heat and plate food items, but will also use food service catered by an off-site service for the larger events. Private tours and tastings are proposed to conclude by 6:00 PM. Evening marketing events are required by the County to cease by 10:00 PM, including cleanup. The start and finish time of marketing activities will be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 5:30 PM. Marketing events are all by invitation, as proposed below:

- 48 events per year for a maximum of 50 guests at each event (half of the events will be scheduled to begin after 6:30 PM).
- Six (6) events per year for a maximum of 100 guests at each event.
- Two (2) events per year for a maximum of 200 guests.
- Two (2) wine auction events per year.

Parking for 37 vehicles will be provided on site with 9 parking spaces near the cave portals, 20 spaces near the reception building and the remaining 8 spaces near the administration and visitor center building.

10. Environmental setting and surrounding land uses:

The 10.9 acre project site is located on the east side of State Route 29 (SR 29) approximately ¼-mile south of the Yount Mill Road / State Route 29 (SR 29) intersection. Access to the property is via an existing driveway from SR 29 which will be relocated to the south approximately 125-feet (centerline to centerline). This will improve the separation between the project site access and two driveways located on the west side of SR 29. The existing driveway will be removed and re-vegetated.

The lower third of the project site, along the highway, is generally flat with an elevation of about 100-feet above mean sea level and approximately 2.6 acres of this area is planted in vines. Two constructed drainages are found on the lower portion of the site. One constructed drainage runs west to east alongside the existing driveway. This east-west drainage flows beneath the existing driveway in a culvert. The existing culvert will be replaced by a three-sided box culvert in approximately the same location as the existing culvert. The east-west drainage connects to another constructed drainage that runs from south to north at the edge of the flat portion of the site. The southerly portion of this drainage degrades to the point where it no longer is a definitional stream per Napa County Code (Section 18.108.030.). East of the south-north drainage, the site rises to an elevation of about 340-feet above mean sea level. Beyond the project site, the hill rises to a peak elevation of about 600-feet above mean sea level.

The site includes an existing residential structure and detached garage near the top of the hillside in the eastern portion of the site that had previously been a bed and breakfast, constructed in the early 1980's. The structures will be removed as part of this project. The site also includes a wine cave near the base of the hill, constructed in 2004, that will also be removed, and a small stone structure built more than 45 years ago. Effectively all of the existing driveway to the residential structure will also be removed and replaced with a new driveway that follows the contours of the property to the extent possible. The new reception and winery buildings are proposed near the middle and the top portion of the property, respectively. The winery building is proposed in the location of the existing house/bed & breakfast which, as mentioned above, will be removed as part of this proposal. The current driveway also provides access to a property to the southeast which will be also be provided by the new driveway. The new driveway will also provide future access to a property to the northwest of the site. Approximately 116 trees will be removed and approximately 185 trees, including a minimum of 63 oaks, are proposed to be planted as part of the project.

North/northeast of the project site are five properties ranging in size from 1.6 acres to 30.5 acres with four homes, vineyards and the recently approved Ca 'Nani winery. South/southwest of the project site are a four properties ranging in size from 1.3. acres to 20 acres with two homes, vineyards and Brix restaurant. West of the project site are eight properties ranging in size from about 0.5 to 6.4 acres with three homes, vineyards, Mustard's restaurant, Cosentino winery, and Oleander House Bed & Breakfast.

Producing wineries within about a mile to a mile and a half of the project site include Cardinale, Entre Nous, Silver Oaks, and Napa Wine Company to the north, Dominus Estate and Blankiet to the south, Cosentino, Paradigm, Folie A Duex, Far Niente and Futo to the west and Gamble to the east, Ca 'Nani and Lincoln Ranch to the north and Stelling to the west are approved but not yet producing wine.

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

Discretionary approvals required by the County consist of a use permit. The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, and waste disposal permits. Permits may also be required by the Department of Alcoholic Beverage Control and Bureau of Alcohol, Tobacco, & Firearms.

Responsible (R) and Trustee (T) Agencies

California Department of Fish & Wildlife
California Department of Transportation

Other Agencies Contacted

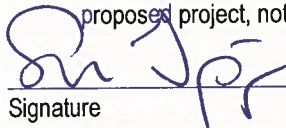
Federal Trade and Taxation Bureau
Department of Alcoholic Beverage Control
Town of Yountville

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

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


Signature

2/11/2014
Date

Name: Sean Trippi, Principal Planner

Napa County Planning, Building & Environmental Services Department

ENVIRONMENTAL CHECKLIST FORM

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

Discussion:

a-c. 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. The project site is currently developed with vineyards and a bed and breakfast that sits near the highest point of the site. The proposal includes removing the bed and breakfast and the existing driveway and constructing new winery buildings, caves, and driveway. There are no rock outcroppings visible from the road or other designated scenic resources on the property.

Construction of new buildings on slopes of 15% or greater are subject to the County's Viewshed Protection Program when they are visible from scenic roadway candidates identified in the Community Character Element of the Napa County General Plan and/or a designated area under the Viewshed Protection Program (Chapter 18.106 of the Napa County Code) which includes State Route 29 (SR 29). The Community Character Element includes a policy that new development projects located within view of a scenic corridor should be subject to site and design review to ensure that such development does not destroy the scenic quality of the corridor. In conformance with this policy, the County's Viewshed Protection Program provides for review of projects in locations such as the project site, and establishes standards that must be met prior to project approval.

Structures are required to be located and/or screened from view such that visual impacts are reduced. Use of existing natural vegetation, new landscaping, topographical siting, architectural design, and colortone are mentioned in the Viewshed Protection Program as viable ways to reduce the visual impact, and either these techniques must be applied to effectively "screen the predominant portion" (defined as 51% or more of viewable areas as it relates to views or screening of structures and benches and shelves from designated roads) of the proposed structures, or the applicant must seek an exception pursuant to Code Section 18.106.070. Whether or not an exception is needed, the proposed project cannot be approved unless the County finds it to be in conformance with the Viewshed Protection Program, which is expressly designed to protect the scenic quality of the County and to promote architecture and designs that are compatible with hillside terrain and minimize visual impacts (See Code Section 18.106.010). For this reason, the project that is ultimately approved for this site must be one which has addressed potentially significant visual impacts. And by definition, such a project -- while noticeable from surrounding areas -- would not substantially degrade scenic views or visual quality pursuant to the California Environmental Quality Act (CEQA). In addition, prior to the issuance of a building permit, the property owner shall be required to execute and record in the County recorder's office a use restriction, in a form approved by county counsel, requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successors so as to maintain conformance with County Code, Section 18.106.050(B).

The new reception and winery buildings are proposed near the middle and the top portion of the property, respectively. The winery building is proposed in the location of the existing house/bed & breakfast which will be removed as part of this proposal. Both buildings have been cut into the slope to reduce the massing. A number of new trees are proposed to screen the predominant portion of the new building and to comply with the screening requirements of the Viewshed Protection Program. The proposal also includes creating planted walls where retaining walls are needed. The trees and vegetation proposed to screen the buildings and driveway will include evergreen species. There is also significant existing natural vegetation behind the winery buildings. The proposed earth tones for the exterior wall colors will blend with the surrounding topography and natural features. A louvered system will be employed to reduce glass wall reflectivity.

The new winery buildings and driveway would be viewed from an identified scenic roadway candidate and would be potentially significant. Given screening by existing vegetation, proposed landscaping, and exterior colors, the project, while noticeable from surrounding areas, would not substantially degrade scenic views or the visual quality of the site.

- d. Although the site is currently developed with an existing bed and breakfast the proposed construction of new structures for winery uses may result in the installation of additional lighting that may have the potential to impact nighttime views. Although the project is in an area that has a certain amount of existing nighttime lighting, the installation of new sources of nighttime lights may affect nighttime views. Pursuant to standard Napa County conditions of approval for wineries, outdoor lighting will be required to be shielded and directed downwards, with only low level lighting allowed in parking areas. As designed, and as subject to the standard condition of approval, below, the project will not have a significant impact resulting from new sources of outside lighting.

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is not subject to this requirement. Prior to issuance of any building permit for construction of the winery, two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with California Building Code.

Mitigation Measure(s): None required.

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

Discussion:

- a. Based on a review of Napa County environmental resource mapping (*Department of Conservation Farmlands, 2008* layer), the site is predominantly classified as "other land" including the winery development area. General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. As a result, this application will not result in the conversion of special status farmland to a non-agricultural use.
- b. The existing property is not subject to a Williamson Act contract.

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

- c/d. The project site is zoned AP (Agricultural Preserve), which allows wineries upon grant of a use permit. Although portions of the project site are heavily wooded, according to the Napa County Environmental Resource Maps (based on the following layers – Sensitive Biotic Oak woodlands, Riparian Woodland forest, and Coniferous forest) the project site does not contain sensitive woodland or forested areas. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.
- e. As discussed in item "a.", above, the winery and winery accessory uses are defined as agricultural by the Napa County General Plan and are allowed under the parcels' AP (Agricultural Preserve) zoning. Neither this project, nor any foreseeable consequence thereof, would result in changes to the existing environment which would result in the conversion of special status farmland to a non-agricultural use.

Mitigation Measure(s): None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable 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. However, on August 31, 2013, the Court of Appeals reinstated the Air District's thresholds of significance provided in Table 3-1 (Criteria Air Pollutants & Precursors Screening Levels Sizes) which are applicable for evaluating projects in Napa County.

Over the long term, emission sources for the proposed project will consist primarily of mobile sources including vehicles visiting the site. The Air District's threshold of significance provided in Table 3-1 has determined that similar projects such as a quality restaurant that do not exceed a threshold of 47,000 sq. ft. will not significantly impact air quality and do not require further study (BAAQMD CEQA Guidelines, May 2011 Pages 3-2 & 3-3.). Given the size of the entire project, which is approximately 49,607 sq. ft. of enclosed floor area (35,588 sq. ft. of that total within caves), including about 4,821 sq. ft. of floor area for tasting/hospitality uses compared to the BAAQMD's screening criterion of 47ksf (high quality restaurant) and 541ksf (general light industry) for NOx (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.)

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

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

Mitigation Measure(s): None required.

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

Discussion:

- a/b. A Biological Assessment Report, dated June 2009, by Pacific Biological & Consulting and a Habitat Assessment, dated November, 13, 2013, by Wildlife Research Associates were prepared to evaluate direct, indirect and cumulative impacts of the proposed project on existing site characteristics such as vegetative communities, wildlife habitats, special-status plant and animal species, and aquatic resources. Both studies reviewed reference materials, California Department of Fish and Wildlife Natural Diversity Database (CNDDB), and the California Native Plant Society (CNPS) database for all state and federally listed species, and locally important species. The reports contain detailed discussions of the field studies conducted including review of all local, state and federal databases that identify known biologically significant species and habitats that have the potential to be impacted by site development.

The lower third of the project site, along the highway, is generally flat and planted in vines, with an elevation of about 100-feet above mean sea level. Two constructed drainages are found on the lower portion of the site. One constructed drainage runs from the west, beneath State Route 29 in a 24-inch metal culvert, to the east and then alongside the existing driveway. The west to east drainage connects to another constructed drainage that runs from the south to north at the edge of the flat portion of the site. The south to north drainage flows beneath the existing driveway within an 18-inch culvert. Along this drainage are mixed riparian woodlands. The existing driveway will be widened by about 10-feet to meet county standards and the existing culvert will be replaced by a three-sided box culvert in approximately the same location as the existing culvert. According to the Wildlife Research Associates, the ordinary high water mark of the creek at this location is approximately 5 feet wide, which is a small enough span to allow for design and installation of a 3-sided box culvert that begins and ends above the ordinary high water mark on either side of the channel which is not within the jurisdiction of the U. S. Army Corps of Engineers (Corps). The additional 10 feet of road will result in approximately 50 square feet of channel that will be covered by a culvert, which would be a new impact since the existing 10 feet is covered by an existing culvert. There may also be impacts related to construction of the new access road. Approximately 0.04 acres of mixed riparian woodlands may be impacted by these improvements. Because the potential impacts are low and do not involve permanent loss of drainage channel, and do not involve the loss of any wetland vegetation, in addition to the fact that the vegetation at the crossing location is comprised of nonnative weedy plants such as Himalayan blackberry, periwinkle, and Canary Island date palm, mitigation for the loss of creek channel could likely be compensated by providing a habitat restoration plan to remove nonnative species along the creek and plant native riparian species to improve the habitat. Other than replacing the existing culvert and improving the driveway, no other work will occur within the creek setback areas. Implementation of mitigation measure **BIO-1**, below would reduce potential impacts to the drainage and riparian vegetation to a less than significant level.

East of the south-north drainage, the site rises to an elevation of about 340-feet above mean sea level. This portion of the site consists of approximately 6.4 acres of Coast Live oak woodlands, predominantly Live, Blue and Valley oaks with an understory of non-native grasslands. Approximately 2.1 acres of the 6.4 acres of coast live oak woodland habitat will be impacted by the proposed project. The remaining 4.3 acres are proposed to be preserved and protected as well as enhanced with additional plantings per the preliminary tree planting plan. Pursuant to General Plan Policy Con-24, for all oak woodland that is removed, oak woodland must be preserved or replaced at a ratio of 2:1. The proposal is consistent with this policy since the proposal includes the preservation of more than 4.4 acres of oak woodland on the site, resulting in a preservation ratio greater than 2:1. In addition, a tree planting plan showing the removal of with approximately 116 trees and the planting of approximately 185 trees, including a minimum of 63 oaks, has been incorporated into the project landscape plan.

Protocol level botanical surveys were conducted in the spring and summer of 2009 by Pacific Biological & Consulting, as well as surveys for sensitive wildlife and wetlands. Additional surveys of the site were conducted in October 2013 by Wildlife Research Associates. The results of these surveys are contained in the two reports referenced above. As noted above, the reports included analysis of the species found in the California Native Plant Society (CNPS) Electronic Inventory and the California Department of Fish and Wildlife Natural Diversity Data Base (CNDDB) for listed special-status species and targeted listed species that had the potential to exist within the project area based upon location and the presence of their general necessary habitat requirements. Although the 2013 report recommends additional seasonal plant surveys, the 2009 report conducted surveys during the targeted seasons and concluded that, other than the riparian area along the drainages, no sensitive or special plant species were found on the project site that would be impacted by the proposed development. The likelihood of federally or state listed plant species occurring on the site is low due to the low quality of habitat on the site.

Although no special-status birds were observed on the project site during the surveys, the report did note several stick nests and more generally, that potential nesting habitat occurs for listed and non-listed special-status species of birds. Project activities such as earthmoving and grading during the nesting season (February 15 to August 15) have the potential to result in direct mortality of these species. In addition, human disturbances and construction noise have the potential to cause nest abandonment and death of young or loss of reproductive potential at active nests located near project activities. Mitigation measure **BIO-2** will reduce potential impacts to nesting birds to a less than significant level.

In addition to nesting bird species, special-status bats have the potential to roost in hollow cores in trees and structures on the project site. Human disturbances and construction noise have the potential to cause roost abandonment and death of young or loss of reproductive potential at active nests located near project activities. Mitigation measures **BIO-3a & 3b** will reduce potential impacts to bats to a less than significant level.

- d. According to the Wildlife Research Associates report, the small drainage on the site is likely used more as a movement corridor when it is dry than when it has water. It is unlikely that special status amphibians use the drainage based on the shallowness of the water and the short seasonality of the hydrology. The riparian corridor along the drainage may be used by terrestrial wildlife, such as striped skunk and deer. The culvert proposed will be larger than the existing culvert and it will allow for greater movement along the drainage. Although development will occur in the upland habitat, there will be no installation of fences that could impede movement of wildlife. Thus, no impediment to movement corridors will occur from the proposed project.
- e/f. This project would not interfere with any ordinances protecting biological resources. There are no tree preservation ordinances in effect in the County. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans.

Mitigation Measure BIO-1: Prior to issuance of a building or grading permit for the proposed driveway improvements and/or box culvert, the project applicant shall provide documentation from the California Department of Fish and Wildlife (CDFW) that a streambed alteration agreement has been issued or that said department does not deem such permitting necessary. The terms and conditions of that permitting are subject to CDFW concurrence and may be modified as deemed necessary by that department. If deemed necessary by CDFW, a habitat restoration plan that describes the impacts and proposed compensation measures will be provided to the agency(ies) for their approval prior to installation of the new crossing. Mitigation will be at a 2:1 compensation to loss ratio so that a minimum of 0.08 acres of mixed riparian woodland will be planted along the drainage channel as mitigation. The mitigation/restoration plan, prepared by a qualified biologist will have the following elements:

- A list of native trees and shrubs to be planted, sizes and spacing.
- Mitigation will be at 2:1 compensation to loss ratio or 0.08 acres.
- Plant species selected shall be native species adapted to the area and be species known to grow within the existing plant community.
- Plantings will be done during the optimal season for the species being planted which is typically in the winter season.
- An 80% survival rate over a period of 5 years for new plantings will be the target success criteria.
- Invasive exotic plant species will be controlled to the maximum extent practicable to accomplish the revegetation effort. Himalayan blackberry, giant reed, periwinkle and non-native trees such as weeping willow, blackwood acacia, and English hawthorne specifically will be targeted for removal within the restoration area.
- Chemical control of invasive exotic plant species will be conducted by a certified pesticide applicator per labeled directions and all other federal, state, and local laws and regulations and will be certified for use in an aquatic environment.
- All disturbed areas will be seeded with a native herbaceous seed mix to be developed as part of the restoration plan.
- An annual report will be prepared each year for a minimum of five years and submitted to Napa County Planning Division, and CDFW that describes the revegetation effort, survival of the plantings and any recommendations for maintenance and work needed to ensure a successful restoration effort.
- work in the drainage should be conducted when the creek is dry, generally after the month of June.

Method of Monitoring: The applicant shall submit evidence of permits from CDFW to the Planning Division, if required, prior to issuance of permits related to improvements affecting the drainage channels and a habitat restoration plan is so required.

Mitigation Measure BIO-2: Prior to any earth-disturbing activities occurring during the nesting season (February 15 to August 15), a pre-construction nesting bird (both passerine and raptor) survey of the grasslands and adjacent trees shall be performed by a qualified biologist within seven (7) days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.

If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the nest tree(s) until the young have fledged, as determined by a qualified biologist. The radius of the required buffer zone can vary depending on the species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.

To delineate the buffer zone around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude. After the fencing is in place there will be no restrictions on grading or construction activities outside the prescribed buffer zones.

Method of Monitoring: Applicant shall be responsible for conducting surveys. If species are found the DFG shall be consulted to determine if any significant impacts are anticipated and what mitigation measures, if any, will be required.

Mitigation Measure BIO-3a: To prevent direct mortality of bats that may occupy or re-occupy the residence and cave or begin to roost in the pump house, sheds, garage and outbuilding, the following measures are required:

- Partial dismantling shall be used to reduce the roost-suitability of the residence and detached garage, and will be conducted no fewer than 7 days prior to building demolition.
- Partial dismantling shall occur between approximately March 1 or when evening temperatures are above 45°F and rainfall less than ½" in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½" in 24 hours.
- To reduce roost suitability, the central portions of the flat roof sections of the residence, including the tower, shall be modified by cutting several 3' x 3' sections through the roof materials, underlayment, and if deemed safe, the roof rafters. Concurrently, all doors and windows shall be opened and remain open no fewer than 7 days prior to demolition.
- Seven days prior to demolition of sheds and garage outbuilding, all doors shall be opened or removed.
- Seven days prior to construction activities inside the wine cave, the front doors should be opened during daylight hours. Additionally, installing tight-fitting rubber weather stripping around the door perimeter is recommended to prevent entry by bats.

Mitigation Measure BIO-3b: To prevent direct mortality of bats that may roost in tree cavities, crevices, exfoliating bark, or foliage within the 33 trees identified on the site, the following measures are recommended:

- Potential habitat trees shall be removed only between approximately March 1 or when evening temperatures are above 45°F and rainfall less than ½" in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½" in 24 hours.
- Tree removal shall be conducted using a two-stage process over two consecutive days (e.g. Tuesday and Wednesday, or Thursday and Friday). With this method, small branches and small limbs containing **no** cavity, crevice or exfoliating bark habitat on habitat trees, as identified by a qualified bat biologist are removed first on Day 1, **using chainsaws only** (no dozers, backhoes, etc.). The following day (Day 2), the remainder of the tree is to be removed. The disturbance caused by chainsaw noise and vibration, coupled with the physical alteration, has the effect of causing colonial bat species to abandon the roost tree after nightly emergence for foraging. Removing the tree the next day prevents re-habituation and re-occupation of the altered tree.
- Trees containing suitable potential habitat must be trimmed with chainsaws on Day 1 under initial field supervision by a qualified bat expert to ensure that the tree cutters fully understand the process, and avoid incorrectly cutting potential habitat features or trees. After tree cutters have received sufficient instruction, the qualified bat expert does not need to remain on the site.
- All other vegetation other than trees within the Limit of Work should be removed prior to tree removal, according to the dates provided above. If vegetation must be removed outside those dates, a 50' buffer around each habitat tree should be observed to reduce likelihood of abandonment of the roost and young.
- If non-habitat trees must be removed outside seasonal periods of bat activity as described above, a 50' buffer around each habitat tree should be observed to reduce likelihood of abandonment of the roost and young.
- In order to minimize potential take of solitary bats such as *L. blossevillii* or *L. cinereus*, tree removal should begin with the smaller trees and vegetation on the site, followed by smaller trees in each location where trees are to be removed. Only chainsaws should be used, to create a noise disturbance that will be sufficient to cause roosting individual *L. blossevillii* or *L. cinereus* to abandon the site. Using these methods will prevent take of colonial roosting bats and minimize potential for take of individual, obligate tree-roosting bats, while being economically and logistically feasible.

Method of Monitoring: Applicant shall be responsible for conducting surveys. If species are found the DFG shall be consulted to determine if any significant impacts are anticipated and what mitigation measures, if any, will be required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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/b. The site includes an existing residential structure near the top of the hillside in the eastern portion of the site that had previously been a bed and breakfast, constructed in the early 1980's. The structure will be removed as part of this project. The site also includes a wine cave near the base of the hill, constructed in 2004, and a small stone structure built more than 45 years ago. There is also a low stone wall north of the existing driveway that runs approximately parallel to the drainage, also built more than 45 years ago.

A Cultural Resource Evaluation was prepared by Archaeological Resource Service dated August 25, 2009, to determine the presence or absence of pre-historic, historic, archaeological or paleontological resources, and potential impacts, if any, as a result of the proposed project. According to the study, the southern boundary of a potentially significant prehistoric site may extend into the northwest portion of the site. Surface scatter was generally found in the flatter portion of the site within the creek setback area and north of the existing driveway. This area had been previously disturbed by the cultivation of vineyards. The proposal does not include any new construction in this area. There is another plotted sensitive site located just outside the project sites northern boundary, however, artifactual material may extend onto the project site and may be affected by the proposed project.

There is a possibility that subsurface archaeological deposits may exist within the proposed development area, as archaeological sites may be buried with no surface manifestation, or may be obscured by vegetation. The mitigation measure stated below (**CULT-1**) would reduce any impacts to a less than significant level.

- c. No paleontological resources or unique geological features have been identified on the property or were encountered on the property when the existing buildings were constructed or when the vines were planted. However, if resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the mitigation measure stated below.
- d. No human remains have been encountered on the property during past grading or construction activities and no information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval:

"In the event that archeological artifacts or human remains are discovered during any subsequent construction in the project area, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Planning Building and 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 the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98."

Mitigation Measure CULT-1: Should any previously unknown prehistoric or historic resources be encountered during onsite construction activities, earthwork within 100 feet of these materials shall be stopped and evaluated by a qualified archaeologist. Once the archaeologist has had the opportunity to evaluate the significance of the find and suggest appropriate mitigation measures, as necessary, said measures shall be carried out prior to any resumption of related ceased earthwork. All significant cultural resource materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

Method of Monitoring: A qualified archaeologist shall evaluate any finds of potentially significant surface scatter or buried cultural material. The qualified archaeologist will coordinate with the project owner's construction manager to stop all work in the vicinity of the find until it can be assessed. If the discovery is determined to not be significant then work will be allowed to continue.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. Construction of the facility will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to the maximum extent possible.
 - iii.) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest edition of the California Building Code for seismic stability would reduce any impacts to a less than significant level.
 - iv.) The Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) did not indicate the presence of landslides on the property.
- b. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the site is composed of two soil types. Soils in the western portion of the site (generally the flat portion near the highway) are classified as Bale clay loam and soils in the eastern portion of the site are classified as Hambright-Rock outcrop complex. Bale clay loam soil types are found on land with 0-2% slopes. Hambright-Rock outcrop complex soils are found on land with 2-30% slopes. Soils in the Bale series are characterized by slow runoff with a slight hazard of erosion, are nearly level and are generally found on old alluvial fans and flood plains. Soils in the Hambright series are characterized by medium to rapid runoff with a slight to moderate hazard of erosion and are generally found plateaus and uplands. Project approval will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance which addresses sediment and erosion control measures and dust control, as applicable, to ensure that development does not impact adjoining properties, drainages, and roadways.
- c/d. According to the Napa County Environmental Resource Maps (Surficial Deposits layer) the western portion or flat areas of the site are underlain by Holocene fan deposits. The eastern portion or steeper portions of the site are underlain by Pre-Quaternary deposits and bedrock. Based on the Napa County Environmental Sensitivity Maps (Liquefaction layer) the project site has very low to medium susceptibility for liquefaction. The proposal includes removing an existing structure and constructing a new building for winery uses and will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.
- e. The Napa County Division of Environmental Health has reviewed this application and recommends approval based on the submitted wastewater feasibility report and septic improvement plans. Soils on the property have been determined to be adequate to support the proposed septic improvements including the winery's process waste as well as the proposed number of visitors to the winery.

Mitigation Measure(s): None required.

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

Discussion:

a/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_{2e})]. 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 but not limited to: building to CALGREEN tier 2 standards, instituting a Transportation Demand Management Plan, solar hot water heating, energy conserving lighting, energy star roof, bicycle incentive, using reclaimed or recycling water for landscaping, water efficient fixtures, water efficient landscaping, composting, and an electric vehicle charging station.

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_{2e}. GHG Emission reductions from local programs and project level actions, such as application of the Cal Green Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those winery features noted above would combine to further reduce emissions below BAAQMD thresholds.

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 Measure(s): None required.

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

Discussion:

- a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in alteration of the buildings and subsequent winery operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage or transportation of greater than 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project some hazardous materials, such as building coatings/ adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less-than-significant impact.
- b. The project would not result in the release of hazardous materials into the environment.
- c. There are no schools located within one-quarter mile from the proposed project site.
- d. The proposed site is not on any known list of hazardous materials sites.
- e. The project site is not located within two miles of any public airport.
- f. The project site is not located within the vicinity of any private airports.
- g. The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan.
- h. 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.

Project Name: Yountville Hill Winery

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. New on-site domestic and process wastewater systems are proposed. The Napa County Division of Environmental Health has reviewed the proposed domestic and process wastewater systems and recommends approval as conditioned. Additionally, any earth disturbing activities would be subject to the County's Stormwater Ordinance which would include measures to prevent erosion, sediment, and waste materials from entering waterways both during and after any construction activities. Given the County's Best Management Practices, which comply with RWQCB requirements, the project does not have the potential to significantly impact water quality and discharge standards.
- b. Minimum thresholds for water use have been established by the Department of Public Works using reports by the United States Geological Survey (USGS). These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold is assumed not to have a significant effect on groundwater levels. The project is located on the valley floor in an area that has an established acceptable water use criteria of 1.0 acre foot per acre per year.

Based on the submitted phase one water availability analysis and Water System Feasibility Report prepared by Riechers Spence & Associates, dated October 24, 2013, the 10.89 acre parcel has a water availability calculation of 10.89 acre feet per year (af/yr). Existing water usage on the parcel is approximately 1.8 af/yr, including 0.5 af/yr for the existing dwelling and 1.3 af/yr for the vineyard. This application proposes removing the existing residence and constructing a new winery including wine caves. The proposal also includes irrigating some of the existing vines with recycled or treated wastewater reducing the reliance on groundwater and resulting in an estimated water use of 4.87 af/yr, including 2.65 af/yr for the winery, 0.72 af/yr for the vineyards, and 1.5 af/yr for landscaping. As a result of the foregoing, annual water demand for this parcel would increase from 1.8 to 4.87 af/yr. Based on these figures, the project would remain below the established fair share for groundwater use on

the parcel. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

- c.-e. The proposed project will not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off site. There are no existing or planned stormwater systems that would be affected by this project. If the project disturbs more than one acre of land, the permittee will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction activities. The project site includes vineyards, landscaping and other pervious areas that have the capacity to absorb runoff.
- f. There is nothing included in this proposal that would otherwise substantially degrade water quality. As discussed in greater detail at, "a.," above, the Division of Environmental Health has reviewed the sanitary wastewater proposal and has found the proposed system 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), the site does not fall within the floodplain, a FEMA designated floodway, or an inundation area. No housing is proposed as a part of this project.
- 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 100-ft. to 340-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): None required

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

Discussion:

- a. The proposed project is located in an area dominated by agricultural, open space and rural residences. The proposed use and the improvements proposed here are in support of the ongoing agricultural use in the area. This project will not divide an established community.
- b. The subject parcel is located in the AP (Agricultural Preserve) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The proposed project is compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

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

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

The General Plan includes two complimentary policies requiring that new wineries, "...be designed to convey their permanence and attractiveness." (General Plan Agricultural Preservation and Land Use Policy AG/LU-10 and General Plan Community Character Policy CC-2).

Although this is not a new winery, the addition to the existing building proposed and the proposed new winery production building here are generally of a high architectural quality, conveying the required permanence and improving the buildings overall attractiveness.

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

Mitigation Measure(s): None required.

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

Discussion:

a/b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report (*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.

Mitigation Measure(s): None required.

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

Discussion:

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

c/d. Noise from winery operations is generally limited; however, the proposed marketing plan could create additional noise impacts. The submitted marketing plan includes a number of monthly events, some of which would include up to 200 visitors. The Napa County 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 very lightly developed, with only a scattering of homes located in the immediate vicinity with the nearest residence approximately 700 east of the proposed winery building. Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against outdoor amplified music, should ensure that marketing events and other winery activities do not create a significant noise impact.

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

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. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a. Staffing for the winery would include up to 19 employees. 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 additional employee positions which are part of this project will almost certainly lead to some population growth in Napa County. However, relative to the county's projected low to moderate growth rate and overall adequate programmed housing supply, that population growth does not rise to a level of environmental significance. In addition, the project will be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs.

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

b/c. This application will not displace a substantial volume of existing housing or a substantial number of people and will not necessitate the construction of replacement housing elsewhere.

Mitigation Measures: None required.

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

Discussion:

a. Public services are currently provided to the 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. The Fire Department and 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, property tax increases, and taxes from the sale of wine 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
XV. RECREATION. Would the project:				
a) increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b. This application proposes altering existing structures for new winery use, tours and tastings by prior appointment, marketing events, and some additional 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
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and/or conflict with General Plan Policy CIR-16, which seeks to maintain an adequate Level of Service (LOS) at signalized and unsignalized intersections, or reduce the effectiveness of existing transit services or pedestrian/bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the Napa County Transportation and Planning Agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with General Plan Policy CIR-23, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a.-b. The 10.9 acre project site is located on the east side of State Route 29 (SR 29) approximately ¼-mile south of the Yount Mill Road / State Route 29 intersection. The applicant has submitted a traffic study *Focused Traffic Analysis for the Proposed Yountville Hill Winery*, prepared by Omni-Means, dated September 19, 2013, which analyzes existing, proposed, and cumulative traffic conditions and provides the basis for this analysis. The project includes establishing a new winery with an annual production capacity of 100,000 on a property with an existing residence/former bed & breakfast. The proposal includes demolishing the existing residential structure and constructing a new 49,607 sq. ft. winery, including a 1,208 sq. ft. reception building, 35,588 sq. of caves, 9,605 sq. ft. of unenclosed terraces, up to 19 employees, 37 parking spaces, establishing tours and tastings by prior appointment for a maximum of 285 people a day (110 on average and up to a maximum of 1,120 per week) and a Marketing Plan to allow 48 events per year with a maximum of 50 guests, six (6) events per year with a maximum of 100 guests, and two (2) events per year with a maximum of 200 guests. Marketing activities would occur outside the weekday and Saturday peak traffic periods (7-10 AM and 4-6 PM). Access to the proposed winery would be from a new driveway off SR 29 which will be 18-feet with two one foot shoulders to meet County Standards. The existing driveway would be removed and the affected areas re-vegetated.

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

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

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

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

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

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

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

State Route 29 is classified as a two-lane rural arterial roadway and is improved with two 12-foot wide travel lanes, a 12-foot wide two-way-left-turn-lane (TWLTL) and 8-10 foot wide striped shoulders on each side of the highway in the vicinity of the project site. According to the traffic analysis, SR 29 has a current annual average daily traffic volume of approximately 22,800 vehicles. During the peak month (typically summer-fall), the roadway carries approximately 24,800 average daily trips. Based on the County's roadway segment LOS thresholds, these volumes are approaching the capacity of the roadway and are indicative of a LOS F (traffic study, page 3). Counts conducted by Omni-Means indicate a weekday PM peak period (4-6 PM) flow of 1,755 vehicles and a Saturday afternoon peak period (1-3 PM) flow of 1,675 vehicles. The study indicated that the counts are somewhat lower than expected peak hour flow based on Caltrans data and were adjusted accordingly to be about 9% of the daily total or 2,050 vehicles on a typical day representing an LOS in the E range. Access to the site is from an existing off SR-29 which will be relocated to the south. In addition to the existing residence/former Bed & Breakfast, the driveway also provides access to another existing home. According to the Traffic Study the driveway currently operates at a LOS C during both the weekday and Saturday peak periods.

Near-term (approved/pending projects, excluding the project proposal) project trips are expected to generate about 845 and 828 average daily trips on a weekday and weekend, respectively with 202 weekday PM peak period trips and 206 Saturday afternoon peak period trips. When these projected trips are added to the existing trips, average annual daily trips on SR-29 increases from 22,800 to 23,645. The LOS for SR-29 remains at F and the LOS for the project driveway remains at LOS C with minor increases of about two seconds to the wait times or delay of vehicles entering the highway from the driveway.

The proposed winery is expected to generate 145 daily trips on a typical weekday, 228 daily trips on a Saturday and an average of about 250 daily trips during the six week harvest/crush season. This would represent a less than 1% (0.006) increase to the daily volumes the highway. Trips during the PM peak hour would be 39 on a weekday and 59 on a Saturday. SR-29 would continue to operate at LOS F when project trips are added to existing traffic volumes. The project driveway would continue to operate at LOS C. These levels of service would remain at F and C for SR-29 and the project driveway, respectively, when near-term plus project trips are added to existing conditions. The largest marketing event (200 visitors) is expected to generate about 191 trips with inbound and outbound trips occurring over the course of several hours. Marketing events are typically scheduled so attendees are arriving/departing outside weekday or weekend peak traffic periods. An additional 7 to 8 daily truck trips would be generated during project construction to off-haul spoils from construction of the project (primarily cave excavation).

Based on the Napa County Transportation Planning Agency's forecasts in the General Plan, traffic volumes on SR-29 are expected to increase from approximately 22,800 to 45,600 daily trips with about 4,098 weekday PM peak hour trips in 2030. However, the traffic study points out that average annual daily traffic on SR 29 has increased about 4.5% a year between 1992 and 2007 (2007 being the year when volumes were the highest at 26,500 compared to 22,800 trips in 2012). Applying this growth rate to the 22,800 trips counted in 2012 would result in about 38,760 trips in year 2030. According to the traffic study, "a more reasonable projection based on historical growth suggests that SR-29 would continue to operate near capacity levels with increased congestion during peak times of the day with longer peak periods during the day typically at unacceptable conditions (LOS E - F) for all minor street approaches and/or driveways at SR-29. The presence of the continuous two-way-left-turn-lane (TWLTL) improves overall vehicle delays from minor street/driveways and adds some additional capacity to the roadway. Additional measures implemented by the County, including scheduling events and visitation outside of peak periods (currently proposed by the applicant), vehicle trip reduction strategies by the project such as providing bicycle racks for visitors and working with employees to encourage use of public transit and scheduling options to facilitate carpooling, would further mitigate long term conditions.

- c. This proposed project would not result in any change to air traffic patterns.
- d.-e. Access to the proposed winery will be from a new driveway off SR-29 designed to meet county requirements, replacing the existing driveway. The proposed location of the new driveway, south of the existing driveway, locates it farther away from the driveway for the Mustard's Grill restaurant reducing potential conflicts for vehicles exiting/entering both driveways. The submitted traffic study indicated existing vehicle speeds on SR 29 Lane were measured at about 49-54 miles per hour (mph) during the weekday PM peak period and the Saturday afternoon peak period, respectively. Stopping sight distances, based on Cal Trans design standards for these vehicle speeds would be 450-500 feet measured along the two travel lanes on SR-29. Vehicle visibility was more than 500 feet when looking in either direction more than meeting the Cal Trans standard. However, the traffic study noted that there is a shrub/low tree on the north side of the driveway that blocks sight distance to the north and recommends removal of this obstruction which is included in mitigation measure **TRANS-1**, below. The traffic study also evaluated the driveway for a dedicated right turn lane. While inbound right turn volumes did not warrant a right turn lanes they did warrant a right turn taper which is include in mitigation measure **TRANS-2**.
- f. The project proposes a total of 37 striped parking spaces and unmarked parallel space on the shoulders alongside the lower portion of the driveway (before crossing the drainage channel) for use during most of the marketing events. These parking spaces would be sufficient to accommodate parking needs during normal business days for employees and visitors. Additional parking may be required for the larger

marketing events. The applicant has sufficient space to accommodate additional parking throughout the remainder of the property or will provide a shuttle service from nearby legally established parking areas. No parking will be permitted within the right-of-way of SR-29.

- g. There is no aspect of this proposed project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

Mitigation Measure TRANS-1: The project applicant shall remove the shrub/low tree north of the project driveway causing the obstruction identified in the Traffic Study prior to final occupancy of the winery.

Method of Monitoring: The existing vegetation causing the obstruction shall be removed prior to final occupancy of the winery.

Mitigation Measure TRANS-2: The applicant shall provide a right turn taper at the project driveway.

Method of Monitoring: Prior to final occupancy of the winery, a right turn taper shall be completed at the project driveway.

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

Discussion:

- a/b. 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 project will not require construction of any new water or wastewater treatment facilities that will result in a significant impact to the environment. Wastewater disposal will be accommodated on-site in compliance with State and County regulations.
- c. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which will cause a significant impact to the environment.
- d. The project has sufficient water supplies to serve existing and projected needs. No new or expanded entitlements are needed.
- e. Wastewater will be treated on-site and will not require a wastewater treatment provider.
- f. The 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 project.
- g. The 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
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The Biological Resources section indicates that there is a possibility of state or federally protected species occurring in the vicinity of the site. Mitigation Measures are proposed to protect those species and no further effects are expected if all mitigation measures are implemented. No historic or prehistoric resources are anticipated to be affected by the proposed project. The project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b. The project does not have impacts that are individually limited, but cumulatively considerable as mitigated. Potential impacts related to traffic and utilities are discussed in their respective sections above. The project would also increase the demands for public services to a limited extent, increase traffic and air pollution, all of which contribute to cumulative effects when future development along Highway 29 is considered. Cumulative impacts of these issues are discussed and mitigated in previous sections of this Initial Study (e.g. Traffic, Housing).
- 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.

Yountville Hill Winery

Use Permit & Exception to the Conservation Regulations (P13-00279),
 Variance (P13-00417) and Viewshed (P13-00416)
 APN's: 031-130-028 & 029

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
Biological Resources (Section IV)			
<p>Mitigation Measure BIO-1: Prior to issuance of a building or grading permit for the proposed driveway improvements and/or box culvert, the project applicant shall provide documentation from the California Department of Fish and Wildlife (CDFW) that a streambed alteration agreement has been issued or that said department does not deem such permitting necessary. The terms and conditions of that permitting are subject to CDFW concurrence and may be modified as deemed necessary by that department. If deemed necessary by CDFW, a habitat restoration plan that describes the impacts and proposed compensation measures will be provided to the agency(ies) for their approval prior to installation of the new crossing. Mitigation will be at a 2:1 compensation to loss ratio so that a minimum of 0.08 acres of mixed riparian woodland will be planted along the drainage channel as mitigation. The mitigation/restoration plan, prepared by a qualified biologist will have the following elements:</p> <ul style="list-style-type: none"> • A list of native trees and shrubs to be planted, sizes and spacing. • Mitigation will be at 2:1 compensation to loss ratio or 0.08 acres. • Plant species selected shall be native species adapted to the area and be species known to grow within the existing plant community. • Plantings will be done during the optimal season for the species being planted which is typically in the winter season. • An 80% survival rate over a period of 5 years for new plantings will be the target success criteria. • Invasive exotic plant species will be controlled to the maximum extent practicable to accomplish the revegetation effort. Himalayan blackberry, giant reed, periwinkle and non-native trees such as weeping willow, blackwood acacia, and English hawthorne specifically will be targeted for removal within the restoration area. 	<p>Planning Division</p>	<p>The applicant shall submit evidence of permits from CDFW to the Planning Division, if required, prior to issuance of permits related to improvements affecting the drainage channels and a habitat restoration plan is so required..</p>	

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
<ul style="list-style-type: none"> • Chemical control of invasive exotic plant species will be conducted by a certified pesticide applicator per labeled directions and all other federal, state, and local laws and regulations and will be certified for use in an aquatic environment. • All disturbed areas will be seeded with a native herbaceous seed mix to be developed as part of the restoration plan. • An annual report will be prepared each year for a minimum of five years and submitted to Napa County Planning Division, and CDFW that describes the revegetation effort, survival of the plantings and any recommendations for maintenance and work needed to ensure a successful restoration effort. • work in the drainage should be conducted when the creek is dry, generally after the month of June. 			
<p>Mitigation Measure BIO-2: Prior to any earth-disturbing activities occurring during the nesting season (February 15 to August 15), a pre-construction nesting bird (both passerine and raptor) survey of the grasslands and adjacent trees shall be performed by a qualified biologist within seven (7) days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.</p> <p>If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the nest tree(s) until the young have fledged, as determined by a qualified biologist. The radius of the required buffer zone can vary depending on the species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.</p> <p>To delineate the buffer zone around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude. After the fencing is in place there will be no restrictions on grading or construction activities outside the prescribed buffer zones.</p>		<p>Applicant shall be responsible for conducting surveys. If species are found the DFG shall be consulted to determine if any significant impacts are anticipated and what mitigation measures, if any, will be required.</p>	

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
<p>Mitigation Measure BIO-3a: To prevent direct mortality of bats that may occupy or re-occupy the residence and cave or begin to roost in the pump house, sheds, garage and outbuilding, the following measures are required:</p> <ul style="list-style-type: none"> • Partial dismantling shall be used to reduce the roost suitability of the residence and detached garage, and will be conducted no fewer than 7 days prior to building demolition. • Partial dismantling shall occur between approximately March 1 or when evening temperatures are above 45°F and rainfall less than ½" in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½" in 24 hours. • To reduce roost suitability, the central portions of the flat roof sections of the residence, including the tower, shall be modified by cutting several 3' x 3' sections through the roof materials, underlayment, and if deemed safe, the roof rafters. Concurrently, all doors and windows shall be opened and remain open no fewer than 7 days prior to demolition. • Seven days prior to demolition of sheds and garage outbuilding, all doors shall be opened or removed. • Seven days prior to construction activities inside the wine cave, the front doors should be opened during daylight hours. Additionally, installing tight-fitting rubber weather stripping around the door perimeter is recommended to prevent entry by bats. <p>Mitigation Measure BIO-3b: To prevent direct mortality of bats that may roost in tree cavities, crevices, exfoliating bark, or foliage within the 33 trees identified on the site, the following measures are recommended:</p> <ul style="list-style-type: none"> • Potential habitat trees shall be removed only between approximately March 1 or when evening temperatures are above 45°F and rainfall less than ½" in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 		<p>Applicant shall be responsible for conducting surveys. If species are found the DFG shall be consulted to determine if any significant impacts are anticipated and what mitigation measures, if any, will be required.</p>	

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
<p>45°F and onset of rainfall greater than ½" in 24 hours.</p> <ul style="list-style-type: none"> • Tree removal shall be conducted using a two-stage process over two consecutive days (e.g. Tuesday and Wednesday, or Thursday and Friday). With this method, small branches and small limbs containing <i>no</i> cavity, crevice or exfoliating bark habitat on habitat trees, as identified by a qualified bat biologist are removed first on Day 1, <i>using chainsaws only</i> (no dozers, backhoes, etc.). The following day (Day 2), the remainder of the tree is to be removed. The disturbance caused by chainsaw noise and vibration, coupled with the physical alteration, has the effect of causing colonial bat species to abandon the roost tree after nightly emergence for foraging. Removing the tree the next day prevents re-habituation and re-occupation of the altered tree. • Trees containing suitable potential habitat must be trimmed with chainsaws on Day 1 under initial field supervision by a qualified bat expert to ensure that the tree cutters fully understand the process, and avoid incorrectly cutting potential habitat features or trees. After tree cutters have received sufficient instruction, the qualified bat expert does not need to remain on the site. • All other vegetation other than trees within the Limit of Work should be removed prior to tree removal, according to the dates provided above. If vegetation must be removed outside those dates, a 50' buffer around each habitat tree should be observed to reduce likelihood of abandonment of the roost and young. • If non-habitat trees must be removed outside seasonal periods of bat activity as described above, a 50' buffer around each habitat tree should be observed to reduce likelihood of abandonment of the roost and young. • In order to minimize potential take of solitary bats such as <i>L. blossevillii</i> or <i>L. cinereus</i>, tree removal should begin with the smaller trees and vegetation on the site, followed by smaller trees in each location where trees are to be removed. Only chainsaws should be used, to create a noise disturbance that will be sufficient to cause roosting individual <i>L. blossevillii</i> or <i>L. cinereus</i> to abandon the site. Using these methods will prevent take of colonial roosting bats and minimize potential for take of individual, obligate tree-roosting bats, while being economically and logistically feasible. 			

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
Cultural Resources (Section V)			
Mitigation Measure CULT-1: Should any previously unknown prehistoric or historic resources be encountered during onsite construction activities, earthwork within 100 feet of these materials shall be stopped and evaluated by a qualified archaeologist. Once the archaeologist has had the opportunity to evaluate the significance of the find and suggest appropriate mitigation measures, as necessary, said measures shall be carried out prior to any resumption of related ceased earthwork. All significant cultural resource materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.		A qualified archaeologist shall evaluate any finds of potentially significant surface scatter or buried cultural material. The qualified archaeologist will coordinate with the project owner's construction manager to stop all work in the vicinity of the find until it can be assessed. If the discovery is determined to not be significant then work will be allowed to continue.	
Transportation/Traffic (Section XVI)			
Mitigation Measure TRANS-1: The project applicant shall remove the shrub/low tree north of the project driveway causing the obstruction identified in the Traffic Study prior to final occupancy of the winery.		The existing vegetation causing the obstruction shall be removed prior to final occupancy of the winery.	
Mitigation Measure TRANS-2: The applicant shall provide a right turn taper at the project driveway.		Prior to final occupancy of the winery, a right turn taper shall be completed at the project driveway.	

PROJECT REVISION STATEMENT

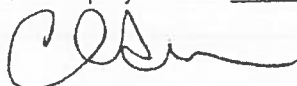
Yountville Hill Winery

Use Permit & Exception to the Conservation Regulations (#P13-00279), Variance (P13-00417)
and Viewshed (P13-00416)
APN: 031-130-028 & 029

Napa County Environmental Review

I hereby revise my request to include the measures specified above.

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.



member - LLC

Signature of Owner(s)

Eric L. Skler

Interest

