

**“E”**

**Mitigated Negative Declaration**

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 3646 SMR Vineyar Winery- Use Permit #P14-00327

Lead Agency: Napa County - Planning, Building, & Environmental Services Contact Person: Wyntress Balcher  
Mailing Address: 1195 Third Street, Suite 210, Napa, CA 94558 Phone: (707) 299-1351  
City: Napa, CA Zip: 94559 County: Napa

Project Location: County: Napa City/Nearest Community: St. Helena, CA  
Cross Streets: Spring Mountain Road / Langtry Rd Zip Code: 94574

Longitude/Latitude (degrees, minutes and seconds): 38 ° 31 ' 39 " N / 122 ° 32 ' 11 " W Total Acres: 56.75

Assessor's Parcel No.: 022-150-026 Section: 21 Twp.: 08N Range: 06W Base: Mt. Diablo

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: Mill Creek  
Airports: None Railways: None Schools: None W/IN 1/4 mile

Document Type:

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Variance

Development Type:

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: New Winery

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Land Use - Agriculture; Zoning - Agricultural Watershed (AW), GP- Agriculture, Watershed, Open Space(AWOS)

Project Description: (please use a separate page if necessary)

Use Permit approval to establish a new 20,000 gallon winery to include: (a) Construction of a 10,456 sq.ft. (sf) winery building, which includes: 7,404 sf. production area, 857 sf covered crush pad, and, 2,195 sf accessory area (office, tasting room, restroom, 644 sf. terrace, and a 304 sf commercial kitchen); (b) Construction of wastewater treatment facilities; (c) Installation of two water storage tanks (30,000-60,000 gallons); (d) Installation of landscaping; (e) Construction of winery access road improvements; (f) Employment of 10 or fewer employees; (g) tours and tasting for a maximum of 12 visitors per day, maximum of 84 visitors/ week; (h) Hours of Operation—7 days/week and marketing plan with 24 events/year. Also includes a request for an exception to the Napa County Road and Street Standards (RSS), for access driveway width

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                                    |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                               |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of                                  |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of                                |
| <input checked="" type="checkbox"/> Caltrans District #4                        | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB #2  |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of                    |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                          |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                                      |
| <input type="checkbox"/> Conservation, Department of                            | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                     |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality                                    |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region #3                       | <input type="checkbox"/> Tahoe Regional Planning Agency                                     |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of                            |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of                          |
| <input type="checkbox"/> General Services, Department of                        | <input checked="" type="checkbox"/> Other: <u>Federal Department of Fish &amp; Wildlife</u> |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Housing & Community Development                        |   |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |   |

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

Starting Date January 18, 2016 Ending Date February 17, 2016

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Napa County PBES</u>	Applicant: <u>Donna B. Oldford Plans4wines</u>
Address: <u>1195 Third Street Rm 210</u>	Address: <u>2620 Pinot Way</u>
City/State/Zip: <u>Napa, CA 94559</u>	City/State/Zip: <u>St. Helena, CA 94574</u>
Contact: <u>Wyntress Balcher</u>	Phone: <u>(707) 963-5832</u>
Phone: <u>(707) 299-1351</u>	

Signature of Lead Agency Representative:  Date: January 15, 2016

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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 2015)

1. **Project Title:** 3646 SMR Vineyard Winery Use Permit #P14-00327
2. **Property Owner:** Andrew Rudd, 2175 N. California Blvd #400, Walnut Creek, CA 94596; (925)788-5671; arudd@advisorsoftware.com
3. **Representative:** Donna B. Oldford, 2620 Pinot Way, St. Helena, CA; (707) 963-5832; DBoldford@aol.com
4. **County Contact Person, Phone Number and email:** Wyntriss Balcher; (707) 299-1351; wyntriss.balcher@countyofnapa.org
5. **Project Location and APN:** The project is located on a 56.75-acre parcel north of Spring Mountain Road, approximately .5 miles on a private access road and its intersection with Spring Mountain Road, within the Agricultural Watershed (AW) zoning district; 3646 Spring Mountain Rd, St. Helena, CA 94574; APN: 022-150-026.
6. **General Plan description:** Agriculture, Watershed and Open Space (AWOS)
7. **Zoning:** Agricultural Watershed (AW)
8. **Background/Project History:** The property is 56.75 acres in area and includes ±10.2 acres of vineyards, a residence, an agricultural building (to be removed) and a small pond. The property is served by a .25 mile access driveway which intersects a 0.5 mile shared private road from Spring Mountain Road. The private road is shared with residential properties and Robert Keenan Winery. There are no other improvements on the property.
9. **Description of Project:** Use Permit approval to establish a new 20,000 gallon winery to include: (a) Construction of a 10,456 sq.ft. (sf) winery building, which includes: 7,404 sf. production area, 857 sf covered crush pad, and, 2,195 sf accessory area (office, tasting room, restroom, 644 sf. terrace, and a 304 sf commercial kitchen); (b) Construction of wastewater treatment facilities; (c) Installation of two water storage tanks (30,000-60,000 gallons); (d) Installation of landscaping; (e) Construction of winery access road improvements; (f) Employment of 10 or fewer employees: two (2) full-time, two (2) part-time); (g) Tours and tasting for a maximum of 12 visitors per day, maximum of 84 visitors/week; (h) Hours of Operation—7 days/week: 6:00 am to 6:00 pm (production), 10:00am to 6:00 pm (hospitality); (i) Establish a marketing program, total 27 events per year, which includes: Food and Wine Pairings: total twenty-four (24) events/year (maximum 4 per month): twelve (12) events (maximum 12 persons) and twelve (12) events (maximum 20 persons); Wine Club and Release Events: Two (2) per year (maximum 50 persons); One (1) large auction-related event (maximum 100 persons); and, (j) Request for on-premise consumption of wines produced on-site within the tasting room and the 644 sf outdoor deck/terrace, consistent with the Business and Professions Code §23356, §23390, and §23396.5. The winery will be two-stories, ± 28 feet in height; wood siding, doors and trusses will be used for the winery building finishes; and stone terraces and concrete retaining walls. Proposal includes preparation of food in the commercial kitchen; large events will be catered.  
  
The project also includes a request for an exception to the Napa County Road and Street Standards (RSS). The exception proposes a reduction in portions of the access driveway width to less than the required 20 ft. road width because of unique features of the natural environment which includes, but not limited to natural watercourses, steep slopes, geological features, heritage oak trees or other trees at least 6" dbh.
10. **Describe the environmental setting and surrounding land uses:** The property is located on the western side of Napa County in the California Coast Ranges (Mayacamas Mountains), approximately .8 miles east of the county boundary, at the ±1550 ft. elevation. Access to the property is via a shared paved private access road that intersects Spring Mountain Road approximately ¾ miles west of its intersection with Langtry Rd. The parcel is developed with a residence, agricultural building, vineyards, and a pond. This upland terrain is moderately steep (as steep as 65% to 70%) with areas of gently sloping terrain near the project site (generally less than 15%). The vegetation on the northern side of the parcel, especially the northeastern corner, has a dense mixed woodland canopy consisting of black oak, fir, and madrone trees. The vegetation on the southerly side of the parcel is a mixture of the mixed woodland and vineyards. It is located in the Napa River Watershed, specifically drained by Mill Creek, flowing east/northeast and located to the north of the project property. The Napa County environmental sensitivity maps (geology, landslides, faults) indicate that the geology of the property is Early Tertiary Assemblages, pumicitic-

ashfow tuff, with Pre-Quaternary surficial deposits and bedrock. Adjacent to the southeastern corner of the parcel, there is a fault scarp, but there are no fault lines indicated in this area. The maps indicate that proposed development is located on a probable large landslide deposit, its movement indicated toward the north. The soils on site are Forward gravelly loam, 30-70% slopes and Boomer loam on 2-15% slopes. In the more steep areas, runoff is rapid and the hazard of erosion is high; the runoff in the gently sloping areas is medium and the hazard of erosion is slight. The Napa County environmental sensitivity maps (fire hazard severity) indicate the project is located within the High Fire classification.

The surrounding land uses include agriculture (vineyards), large lot residential, and wineries (Robert Keenan Winery, Philip Vineyards Winery, Schweiger Vineyards Winery, Smith Madrone Winery, Guilliams Winery, Paloma Vineyards Winery, Stony Hill Vineyards Winery, Vineyard 7 & 8 Winery, Barnett Vineyards Winery, Sherwin Family Winery, Ritchy Creek winery, Pride Mountain Vineyards Winery, Behrens Family Winery). The closest residence is over 1,000 feet from the winery site.

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

**Responsible (R) and Trustee (T) Agencies**  
California Department of Fish & Wildlife

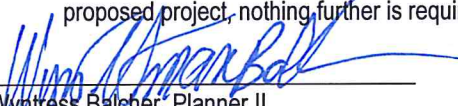
**Other Agencies Contacted**  
Department of Alcoholic Beverage Control  
Federal Taxation Trade Bureau

**ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:**

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

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A 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.

  
Wynness Balcher, Planner II  
Napa County Planning, Building, and Environmental Services

Date 1/15/2016

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

Discussion:

a-c The project site is not visible from Spring Mountain Rd., designated a "Scenic Roadway" in the Community Character Element of the Napa County General Plan, and the project site is not sitting on a major ridgeline. The project site is located approximately .5 miles from the nearest public road (Spring Mountain Road) and .24 miles from the shared driveway, which serves eight other property owners which include residential use and Robert Keenan Winery. Because of the topography, the project site is not visible from the common access road or adjacent parcels. One water storage tank will be located ±100 ft. from the common access road, but will be placed below grade reducing its visibility. The existing access driveway traverses through a dense mixed woodland canopy where the required road improvements and building construction will result in the removal of ±22 pine trees, ±14 madrone trees, and 14 black oak trees. The tree removal will not result in a visual scar because of the amount of trees through which the road passes, and thus there would be no significant adverse visual impact. The road exception request will serve to reduce the total number of trees to be removed. The project is not located near a state scenic highway nor is it visible from a state scenic highway.

d There is an existing residence on the property. The introduction of visitors and events into the area will not create substantial glare either during the day or nighttime, since any special events will be limited to 10 p.m. Pursuant to standard Napa County conditions of approval for wineries, outdoor lighting on and around the winery building 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 pursuant to this approval, 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 Measures:** None required.

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

Discussion:

- a/b/e. The project would not result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Important as shown on the Napa County Important Farmland Map 2002 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The proposed project would not conflict with existing zoning for agricultural uses. There is no Williamson Act contract associated with the parcel. There are no other changes included in this proposal that would result in the conversion of Farmland beyond the immediate project site.
- c/d. The project site is zoned Agricultural Watershed (AW), which allows wineries upon grant of a use permit. 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 contains Sensitive Biotic Oak Woodlands (California Bay-Madrone-Coast Live Oak (Black Oak-Big Leaf Maple)) The construction of the proposed winery building and improvements to the access driveway will require the removal of ±14 oak trees. Notes on the civil plans indicated that: "It is intended that all trees outside of the limits of grading will be saved, however, earthwork for driveway construction may impact trees and lead to removal of additional trees that area adjacent to the limits of work". The applicant incorporated a request for the approval of a road exception into the project. The intent of the request is to preserve unique features of the natural environment which includes, but is not limited to, natural watercourses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" dbh. Although the exception was proposed, there are still a number of oak trees indicated for removal. Since the project is located within a Sensitive Biotic Oak Woodland, the removal of these black oak trees for construction of the winery building and access driveway, there may be a significant adverse impact on the site's oak woodland. Therefore, a final oak tree removal plan and an oak replacement program should be prepared, and the applicant replants an equal number of oak trees to be removed. Therefore, proposed project will 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' AW (Agricultural Watershed) zoning. Neither this project, nor any foreseeable consequence thereof, would result in changes to the existing environment which would result in the conversion of special status farmland to a non-agricultural use.

<sup>1</sup> "Forest land" is defined by the State as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and 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.

**Mitigation Measures:**

1. Prior to issuance of a grading permit, a final oak tree removal plan and an oak tree replacement and preservation plan, shall be prepared by a certified arborist and shall be submitted to the Planning Division for review and approval. The oak replacement and preservation plan is to include the planting of 2 times the number of oak trees removed for the construction of the winery and the access driveway improvements as delineated on the "Use Permit Conceptual Site Plans (January 15, 2015), and shall also include the replanting schedule to match the oak species to be removed. The oaks are to be gallon sized and planted at approximately 20 feet on center or as otherwise advised by a certified arborist. The oaks will be watered by hand, as necessary, during the first three years to promote survival. Successful planting will be considered an 80 percent survival rate at five years. If less than 80 percent of the trees are surviving, replanting will be necessary.

**Method of Monitoring:** This mitigation measure requires submission of a grading permit, a final tree removal plan and oak tree preservation plan for review and approval by the Planning Division.

**Responsible Agency(ies):** Planning, Building and Environmental Services

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. <b>AIR QUALITY.</b> 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. On August 12, 2013, the Court of Appeal reinstated the 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

There is an existing residence and agricultural use on the property, generating ±9.5 daily trips. The proposed project includes up to: 10 employees, a maximum of 12 daily visitors busiest day tours, and 20,000 gallons of production; meaning that this project would account for an additional 19 maximum daily trips on a typical weekday and 22 trips on harvest-season day with no marketing events. The subject application also proposes marketing events, with up to 100 people at the largest event; at 2.8 persons per car plus 5 special event trucks that would add up to 89 additional trips on the one day/year of a large marketing event.

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 ksf 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 project is 10,456 sq. ft. (Hospitality Building – 2,195 sq. ft., Wine Production Building - 7,404 sq. ft.) compared to the BAAQMD's screening criterion of 47ksf NOX (high quality restaurant) and 541ksf (general light industry), 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 the expansion of the existing residential wastewater system. 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 activities would not expose sensitive receptors to substantial pollutant concentrations, since the closest receptor is over 1,000 feet from the project site. To address the emissions, 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:

*During all construction activities the permittee shall comply with the Bay Area Air Quality Management District Basic Construction Best Management Practices, as provided in Table 8-1, May 2011 Updated CEQA Guidelines:*

- a. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The Air District's phone number shall also be visible.*
- b. *All exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) shall be watered two times per day.*
- c. *All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
- d. *All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
- e. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
- f. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
- g. *Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.*

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. The closest receptor is over 1,000 feet from the project site..

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV.	<b>BIOLOGICAL RESOURCES.</b> Would the project:				
	a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b. According to the Napa County Environmental Resource Maps (based on the following layers - plants CNPS points & polygons, plant surveys, red legged frog core area and critical habitat, vernal pools & vernal pool species, Spotted Owl Habitat – 1.5 mile buffer and known fish presence), the project is located within an area sensitive for Spotted Owls, however, there are no other known candidate, sensitive, or special status species, that have been identified as occurring within the project boundaries. Since the project may have a substantial adverse effect on the northern spotted owl, a spotted owl habitat report dated October 14, 2015 was prepared by Pamela Town, Forest Ecosystems Management, LLC, who found that:

“The majority of the habitat surrounding the [Oldford] Project Site is unsuitable for northern spotted owl (NSO) habitat due to vineyards, open areas, scrubland, wineries, and residential houses. The habitat to the east of the Project Site toward NAP0005 is suitable NSO habitat (see attached aerial photos). The [Oldford] Project Area is unsuitable habitat due to existing vineyard, open area-dry pond, housing structures, and primarily hardwood forest of madrone and black oak. As the project area is unsuitable NSO habitat, but does have suitable northern spotted owl habitat within ¼ of the Project Site; the project would fall under USFWS Scenario 2 of the Northern Spotted Owl Take Avoidance Scenario #2, in which, the following applies:

Scenario No. 2: No Take

- A. No suitable habitat within harvest units, and
- B. Suitable habitat within 0.25 miles of timber operations, then:
  - a. Seasonal restriction from February 1 to July 9, or
  - b. Protocol surveys completed with no reproductive behavior and no timber operations until the conclusion of protocol surveys.”

The biologist recommends that since a suitable owl habitat is located within .25 miles of the subject project, tree removal and harvesting must occur outside the breeding season (February 1<sup>st</sup> through July 9<sup>th</sup>) without conducting a survey. Alternatively, prior to any tree removal or harvesting, a survey for northern spotted owls within ¼ miles of a suitable habitat shall be conducted, with harvest operations occurring after protocol surveys are complete and submitted to the appropriate regulatory agency, U.S. Fish and Wildlife for approval.. The applicant should be able to use a “One year disturbance only” protocol. The protocol surveys would require 6 NSO calling surveys during the period of March 1 and July 30, and submission of the survey findings of approval to the county. The incorporation of this proposed mitigation measure would reduce the potential adverse impact on northern spotted owls to a level of insignificance. Since no other species or site conditions which would be considered essential for the support of a species with limited distribution or be considered to be a sensitive natural plant community, the potential for this project to have a significant impact on other special status species or species of particular concern is not very probable.

As discussed in Section II (Agriculture And Forest Resources), the project site contains Sensitive Biotic Oak Woodlands (California Bay-Madrone-Coast Live Oak (Black Oak-Big Leaf Maple)). The construction of the proposed winery building and improvements to the access driveway will require the removal of ±14 oak trees. The applicant incorporated a request for the approval of a road exception into the project. The intent of the request is to preserve unique features of the natural environment which includes heritage oak trees. But, there are still a number of oak trees indicated for removal. Since the project is located within a Sensitive Biotic Oak Woodland, the removal of these black oak trees for construction of the winery building and access driveway, there may be a significant adverse impact on the site's oak woodland.

Therefore, a final oak tree removal plan and an oak replacement program should be prepared, and the applicant replant an equal number of oak trees to those be removed.

- c/d. There is a freshwater pond located on the parcel, listed on the US Fish and Wildlife Service National Wetland Inventory (NWI) and classified as PUBK ([P]Palustrine, [UP]Unconsolidated Bottom, [K] artificially flooded). The project does not proposed to remove, alter or fill in the pond, and the grading activities will not cause a significant hydrological interruption to occur, based upon the roads location closely related to the existing access driveway. The NWI was established to conduct a nationwide inventory of US wetlands to provide its biologists and others with information on the distribution of wetlands to aid in wetlands conservation. The project activities, which will include grading activities over .24 miles for improvements to the existing driveway, will not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites inasmuch as no sensitive natural communities have been identified on the property. Therefore, the project as proposed would have no other impacts to biological resources.
- e/f. There are no local tree preservation ordinances, Habitat Conservation Plans or other similar plans in effect for this area that would be affected by this project.

**Mitigation Measures/Method of Mitigation Monitoring:**

1. Tree cutting and harvesting activities shall occur and be completed between July 10 through September 1 (which coincides with the grading season of April 1 through September 1 – NCC Section 18.108.070.L, and is outside the owl breeding and nesting season). The grading permit application may be approved for earth disturbing activities to occur during the grading period, April 1 to September 1, but tree removal and harvesting shall be restricted to the July 10 to September 1 period. Prior to issuance of a grading permit for the access road improvements, the applicant/owner shall submit to the Planning Division for approval, a timetable outlining the period when the tree removal/harvesting activities will occur.
2. If the applicant is requesting that activities occur outside of the period July 10 through September, the applicant shall submit a USFWS Scenario 2 of the Northern Spotted Owl Take Avoidance Scenarios survey with the required 6 NSO calling surveys during the period of March 1 and July 30 to the Federal Department of Fish and Wildlife for review and approval. Prior to issuance of the grading or building permit, the documents approving the protocol shall be submitted to the Planning Division.

**Method of Monitoring:** This mitigation measure requires submission of a grading permit.

**Responsible Agency(ies):** Planning, Building and Environmental Services

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

**Discussion:**

a-c. According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no historical, archaeological, or paleontological resources, sites or unique geological features have been identified on the property. Based on the proposed project plans, there would be no impact to cultural resources. 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 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."*

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

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI.	<b>GEOLOGY AND SOILS.</b> Would the project:				
	a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Be located on expansive soil creating substantial risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.
- i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project 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 project 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.
  - 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 editions of the California Building Code for seismic stability would result in less than significant impacts.
  - iv.) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there are landslide deposits in the proposed development area. A Geologic Assessment of Slope Stability was prepared for the project by Michael R. Muelrath, PE (August 10, 2015). A field site reconnaissance was conducted and no evidence of instability was found near the proposed winery site, nor is there an inner gorge feature located near the winery site. The mature coniferous forest on the steep slopes lying below (north) of the winery site display no evidence of instability and the roots of these trees help maintain slope stability.
- b. The slope gradients within the construction envelope are generally less than 15%, with the exception of a short cut slope associated with an existing unimproved driveway. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture

(USDA), the soils on site are comprised of the Boomer loam (2% to 5% slopes) soil series; Forward gravelly loam (30% to 75% slopes), Forward gravelly loam (9% to 30% slopes). Forward gravelly loam, 30% to 75% slopes would be considered susceptible to mass wasting, particularly on the steepest slopes (about 65% and greater) with convergent slope shape. The soils and terrain at the proposed winery site and driveway are generally stable and susceptible to erosion if left bare and/or subjected to concentrated runoff. The project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance which addresses sediment, erosion control measures and dust control, reducing potential soil loss concern to a level of insignificance.

- c/d. According to preliminary geologic mapping of the Calistoga Quadrangle performed by the California Geologic Survey (CGS-2004), the bedrock unit within which the property lies is a member of the Sonoma Volcanics group, described as a pumiceous ash flow tuff. These Tertiary andesitic lava flows (Pleistocene-Miocene) overlie older greywacke and mélange of the late-Mesozoic Franciscan Complex that crops out upslope (west) of the project site; bedding planes in the Franciscan and Sonoma Volcanics dip steeply to the north-northwest. Based on the Napa County Environmental Sensitivity Maps (liquefaction layer) the project site has very low potential for liquefaction. The proposed winery development is not expected to cause any significant decrease in slope stability nor any increase in erosion. Development 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.
- e. The system will be designed by a licensed engineer and will be reviewed and approved by the Division of Environmental Health. There does not appear to be any limitation on this parcel's ability to support an on-site septic system which will be able to support the proposed project.

**Mitigation Measures:** None required.

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

**Discussion:**

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

Consistent with these General Plan action items, Napa County participated in the development of a community-wide GHG emissions inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents (CO<sub>2</sub>e)]. 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: solar hot water heating; energy conserving lighting; energy star roof/living roof/cool roof; install water efficient fixtures; water efficient landscape; implement a sustainable purchasing and shipping program; planting of shade trees within 40 feet of the south side of the building elevation; site design that is oriented and designed to optimize conditions for natural heating; cooling, and day lighting of interior space and to maximize winter sun exposure; limit the amount of grading

and tree removal; education to staff and visitors on sustainable practices, use 70%-80% cover crop. The proposed project has been evaluated against the BAAQMD thresholds and determined that the project would not exceed the 1,100 MT/yr of CO<sub>2</sub>e.

GHG Emission reductions from local programs and project level actions, such as application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those winery features noted above would combine to further reduce emissions below the Significance of Thresholds. The project is in compliance with the County's efforts to reduce emissions as described above. For these reasons, project impacts related to GHG emissions are considered less than significant.

**Mitigation Measures:** None required.

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

Discussion:

- The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in 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.
- As noted above, the project will not involve the transportation of hazardous materials in quantities that would not result in the release of hazardous materials into the environment.
- There are no schools located within one-quarter mile from the proposed project site.
- 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. The project will include improvements to the sight distances on Spring Mountain Road which will improve road safety, improving emergency access and evacuation routes.
- h. According to the Napa County Environmental Resource Maps (Fire Hazard Severity) the project is located within the high fire hazard area designation, and the project would possibly increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The project has been reviewed by the Napa County Fire Marshall who recommended approval of the project subject to applicable conditions related to fire sprinklers; water storage with sufficient fire flow, fire pumps, fire service mains, fire hydrants, adequate access and access road, and defensible space (10' along roads and 100' around structures). Application of the conditions of approval presented by the fire will serve to reduce potential significant adverse fire impacts to an insignificant level.

**Mitigation Measures:** None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX.	<b>HYDROLOGY AND WATER QUALITY.</b> Would the project:				
	a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project will not violate any known water quality standards or waste discharge requirements. A new on-site domestic and a process wastewater system are proposed to accommodate the winery visitation. 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.

On January 14, 2014 Governor Jerry Brown declared a drought emergency in the state of California. The declaration stopped short of imposing mandatory conservation measures statewide. Mandatory water restrictions are being left to individual jurisdictions. On April 1, 2015, Governor Brown issued Executive Order B-29-15 imposing restrictions to achieve a wide 25% reduction in potable urban water usage through February 28, 2016. However, such restrictions were not placed on private well users in rural areas. At this time the County of Napa has not adopted or implemented mandatory water use restrictions. The County requires all Use Permit applicants to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project.

On June 28, 2011 the Board of Supervisors approved creation of a Groundwater Resources Advisory Committee (GRAC). The GRAC's purpose was to assist County staff and technical consultants with recommendations regarding groundwater, including data collection, monitoring, well pump test protocols, management objectives, and community support. The County completed a county-wide assessment of groundwater resources (Napa County Groundwater Conditions and Groundwater Monitoring Recommendations Report (Feb. 2011)) and developed a groundwater monitoring program (Napa County Groundwater Monitoring Plan 2013 (Jan. 2013)). The County also completed a 2013 Updated Hydrogeologic Conceptualization and Characterization of Groundwater Conditions (Jan. 2013).

Groundwater Sustainability Objectives were recommended and adopted by the Board of Supervisors which acknowledged the important role of monitoring as a means to achieving groundwater sustainability and the principles underlying the sustainability objectives. In 2009 Napa County began a comprehensive study of its groundwater resources to meet identified action items in the County's 2008 General Plan update. The study, by Luhdorff and Scalmanini Consulting Engineers (LSCE), emphasized developing a sound understanding of groundwater conditions and implementing an expanded groundwater monitoring and data management program as a foundation for integrated water resources planning and dissemination of water resources information. The 2011 baseline study by LSCE, which included over 600 wells and data going back over 50 years, concluded that "the groundwater levels in Napa County are stable, except for portions of the MST district". Most wells elsewhere within the Napa Valley floor with a sufficient record indicate that groundwater levels are more affected by climatic conditions, are within historical levels, and seem to recover from dry periods during subsequent wet or normal periods. The LSCE Study also concluded that, on a regional scale, there appear to be no current groundwater quality issues except north of Calistoga (mostly naturally occurring boron and trace metals) and in the Carneros region (mostly salinity).

At the May 12, 2015 Board of Supervisors hearing, the Board heard and adopted an update to the Water Availability Analysis (WAA) policy. The WAA was first put in place in the early 1990's for any discretionary project that may utilize groundwater or will increase the intensity of groundwater use of any parcel through an existing, improved, or new water supply system (Napa County Groundwater Conservation Ordinance, Section 13.15.010). The WAA has been used since that time, with periodic revisions, as a tool for analyzing groundwater impacts resulting from discretionary projects such as wineries, new vineyards on slopes over 5%, restaurants, hotels and other discretionary uses located in the unincorporated area of the County that propose to use groundwater. Following the work of the Groundwater Advisory Committee (GRAC), policy direction from the Board of Supervisors, information provided by consultant reports and the County's experience over the last 20 plus years using the existing procedure, various changes to the WAA were adopted.

The revised three-tiered WAA approach is as follows:

**Tier 1: Water Usage Volumes** : The WAA includes a section for evaluating proposed water usage (volume) and thresholds for acceptable use. These yearly thresholds are 1.0 acre-ft allowed/acre of land on the valley floor; 0.3 acre ft allowed/acre of land in the MST. A parcel-specific analysis is required for hillside parcels, meaning an applicant must identify existing and planned water uses on the parcel, and to then calculate and compare the planned usage to the parcel's recharge characteristics.

**Tier 2: Well to Well interference:** The Tier 2 analysis will be required for "all other areas" (i.e. hillside parcels); if the water thresholds of Tier 1 are exceeded; or, If substantial evidence in the record indicates a need to do so (current practice and CEQA required).

The basic steps of the new Tier 2 "well to well" interference analysis are as follows:

Step 1: If project well (existing or new) is >500 feet away from other wells; no further analysis is required

Step 2: If the well does not meet the distance standard under *Step 1*, determine appropriate location of well (or adequacy of existing well) following further analysis of the site specific conditions such as: distance to the nearest well, hydrogeologic setting, operational procedures and well construction details (i.e. design pump rates, depth, screen and seal depths).

The Tier 2 analysis also provides guidance for how to analyze potential impacts on springs that are in use and are located near the project site.

**Tier 3: Groundwater/Surface Water Interaction:** Required when substantial evidence in the record indicates a need to do so (this is current practice and CEQA required).



- b. A Water Availability Analysis (WAA) was prepared by O'Connor Environmental, Inc. (dated August 10, 2015) was prepared for the 56.75-acre parcel located in the "hillside zone. The WWA included a Tier 1 analysis detailing the existing and proposed groundwater demands and an analysis of the aquifer recharge. Groundwater use for the winery project, including winery production, landscaping, winery visitors and events, and winery employees would total 1.54 acre-feet/year (af/yr). In addition to the winery, there is a proposed additional one acre of vineyards to be planted which would increase the demand by an additional .5 af/yr. Therefore, the total increase in demand from the project and future vineyards would be 2.04 af/yr, which represents a 39% increase in groundwater demand relative to existing demand. Under existing conditions, water demand is .09 af/acre and with the proposed project, the demand would be 0.13 af/acre.

EXISTING WATER DEMAND ON PARCEL	
	Acre-feet/year
Residence	.75
8.9 acres Vineyard – Irrigation	4.45
<b>TOTAL</b>	<b>5.20</b>

PROPOSED WINERY WATER DEMAND	
	Acre feet/year
1.0 acres new vineyard -Irrigation	.5
Employees (2 full- /2part-time)	.06
Visitors (max 12/da)	.03
Events	.02
Landscaping	1.0
<b>TOTAL</b>	<b>1.61</b>

The Soil Water Balance (swb) model developed the U.S. Geological Survey (Westenboek et.al, 20120) was used to produce a spatially distributed estimate of annual recharge in the vicinity of the 3646 Vineyard winery project. This model calculates runoff based on the Natural Resources Conservation Service (NRCS) curve number approach and calculates actual evapotranspiration (AET) and recharge based on a modified Thornthwait-Mather soil-water-balance approach (Westenboek et al. 2010). The project water aquifer recharge area was defined as the portion of the drainage area up-gradient of the project parcel that is underlain by landslide deposits and the tuffaceous unit of the Sonoma Volcanic (Tst) which is approximately 245.5 acres in size.

The water year 2010 was selected to represent the average water year conditions for the analysis because it represents a recent year with new long-term average precipitation conditions (46.5 inches in the scaled St. Helena station versus 44.2 inches for the 1980-2010 average). The model was also evaluated for water year 2014 to represent drought conditions (27.6 inches or approximately 62% of long term average conditions).

The simulated Water Year 2010 (average water year) recharge results indicate that recharge varied across the project recharge area from -6.6 to -13.7 inches with the exception of areas classified as water where the model assumes zero recharge. Spatially averaged over the project recharge area, the project recharge area, the 46.5 inches of precipitation was partitioned as follows: AET = 22.1 inches, runoff =14.8 and recharge = 9.7 inches. The simulated water year 2014 (dry water year) recharge results indicate that recharge varied across the project recharge area from -1.4 to -7.4 inches with the exception of areas classified as water where the model assumes zero recharge. Spatially averaged over the project recharge area, the 27.6 inches of precipitation was partitioned as follows: AET = 14.5 inches; runoff = 9.9 inches; and recharge = 3.2 inches. The recharge results can also be expressed as a total volume by multiplying the calculated recharge by the project aquifer recharge area of 245.5 acres. This calculation yields an estimate of total recharge of 65.5 af for the dry water year of 2014 and 198.4 af for the average water year of 2010.

The total water demand under the proposed project is 7.24 af/yr which is equivalent to 11% of the dry year recharge and <4% of the average year recharge. Given the fact that the proposed use is significantly less than the contributing recharge even during the dry water year of 2014, it is highly unlikely that the proposed pumping would result in long-term declines in groundwater elevations or depletion of groundwater resources. The nearest neighbor's well is located 800 feet from the proposed project well, indicating that the potential well interference is negligible and requiring no further evaluation per the WAA procedures.

- c-e. The proposed project is located within the drainage basin of Mill Creek and the project will not substantially alter the drainage pattern on the site nor cause a significant increase in erosion or siltation on or off site. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with Napa County Stormwater Ordinance 1240 and the latest adopted state regulations. 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 a large woodland canopy, 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 the Napa County Environmental Resource Maps (based on the following layer: flood zones, dam levee inundation), the project site is not located within a flood hazard area, nor would it impede or redirect flood flows or expose structures or people to flooding. The project site is not located within a dam or levee failure inundation zone. The project does not include the development of housing.
- j. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows.

**Mitigation Measures:** None.

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

**Discussion:**

- a. The proposed project is located in an area dominated by agricultural, 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 AW (Agricultural Watershed) 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 Goal AG/LU 1 of the 2008 General Plan states that the County shall, "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." The property's General Plan land use designation is AWOS (Agricultural Watershed and Open Space), which allows "agriculture, processing of agricultural products, and single-family dwellings." More specifically, General Plan Agricultural Preservation and Land Use Goal AG/LU-3 is to support the economic viability of agriculture including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands. Policy AG-LU-2 Defines "agriculture" as the raising of crops, trees, and livestock; the production and processing of agricultural products; and related marketing, sales, and other accessory uses. Agriculture also includes farm management businesses and; farm worker housing. 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 General Plan includes two complimentary policies requiring that new wineries, "...be designed to convey their permanence and attractiveness." (General Plan Agricultural Preservation and Land Use Policy AG/LU-10 and General Plan Community Character Policy CC-2). The proposed new winery is 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 Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. <b>MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input 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. The Conservation Element of the Napa County General Plan does not indicate the presence of valuable or locally important mineral resources on the project site. The project would not result in a loss of a mineral resource of any value.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. <b>NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 project will result in a temporary increase in noise levels during the grading activities and tree removal activities associated with construction of the winery driveway improvements. Construction activities will be limited to daylight hours, occurring during the period of 7 am- 7 pm on weekdays, normal hours of human activity, using properly muffled vehicles. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). In addition, the noise created by such activities will not significantly adversely affect sensitive receptors because the closest residence is over ±1,000 feet away, is owned by the applicant, the next closest is ±1,200 feet, and there is a dense tree canopy on the slopes between the closest residences and the construction activities. Therefore, the noise generated during this time is not anticipated to be significant. The standard noise condition of approval applied to use permits is as follows:

*"Construction noise shall be minimized to the greatest extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the County*

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

The proposed construction grading should not result in the generation of excessive groundborne vibrations or ground born noise levels greater than those created by general farm plowing activities and will be of limited duration.

c/d. Although substantial amounts of temporary noise may be generated during project construction, when the winery and new access driveway are constructed, that noise will cease. Noise from winery operations is generally limited and intermittent, meaning the sound level can vary over the course of the year, depending on the activities at the winery. The primary noise-generating activities are equipment associated with wineries include refrigeration equipment, bottling equipment, barrel washing, de-stemmer and press activities occurring during the harvest crush season, and delivery and delivery trucks and other vehicles. The potential for an increase in the ambient noise levels could occur with the introduction of winery equipment, however, the standard condition of approval, as indicated above, requires any noisy outdoor winery equipment be enclosed or muffled and maintained so as not to create a noise disturbance. The closest residences are over 1,000 feet from the winery production/activity areas, one home owned by the applicant. The property is surrounded by a dense forest, further dampening potential noise. The noise generated by the 12 daily visitors would not be expected to generate significant noise to become a nuisance and the largest gathering of 100 guests would be predominantly located indoors due to limitations on the amount of outdoor space. Any event activities will cease at 10:00 pm, including clean-up, and no amplified music is permitted, further reducing the potential for noise disturbances to a level of insignificance.

e/f. The project site is not located within an airport land use plan or within two miles of a public airport or within the vicinity of a private airstrip.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. <b>POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a. The project proposes the employment by the winery of four employees (two full/two part-time). 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 three employee positions which are part of this project will most likely 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. <b>PUBLIC SERVICES.</b> Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. Public services are currently being provided to the existing residence on the property and to the neighboring properties. When the winery is in full operation, 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 the Engineering Services Division have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees, 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. <b>RECREATION.</b> Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. The project would not significantly increase the use of recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment.

**Mitigation Measures:** None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and/or conflict with General Plan Policy CIR-16, which seeks to maintain an adequate Level of Service (LOS) at signalized and unsignalized intersections, or reduce the effectiveness of existing transit services or pedestrian/bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the Napa County Transportation and Planning Agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b. The project is located on the north side of a shared paved private access road which intersects Spring Mountain Road about ¾ miles west of its intersection with Langtry Rd. Spring Mountain Rd proceeds west to the Sonoma County line, and east from the project site where it terminates at its intersection with Madrona Avenue in the City of St. Helena. Madrona Avenue(west) and Futon Lane (east) intersect State Highway 29 (SR 29) at a signalized intersection. The fenced activity yard of Robert Louis Stevenson Middle school abuts Spring Mountain Road, but primary school access and school bus circulation use Elmhurst Avenue and Hillview Place. The peak PM School traffic occurs during the noted Friday PM peak hour (3:15 pm-4:14 pm).

A Traffic Impact Report was prepared by Mark D. Crane, PE (July 9, 2014). Project traffic impacts have been determined for near (2016, full production) and long term horizons (2030, General Plan buildout).Traffic counts were taken in mid-June 2014. The existing June two-way traffic volume on Spring Mountain Road at the property access road was found to be greater at the Friday PM peak hour (3:15 pm – 4:15 pm) than the Saturday PM peak hour (2:30pm-3:30 pm) (103 two-way volume on Friday versus 75 two-way volume on Saturday).

The two-way existing traffic volume entering the SR 29/Madrona Avenue-Fulton Lane intersection was found to be higher during the Friday (harvest) PM peak hour (3:15 pm – 4:15 pm) than the Saturday PM peak hour (3:30-4:30 pm), 1,681volume on Friday versus 1,552 on Saturday. The report states that during the 2014 harvest conditions, the intersection was operating at acceptable levels (LOS B) during both the Friday PM and the Saturday PM peak hour. The reports states that without the project, by 2016, the intersection will be at acceptable LOS C levels during the Friday harvest and Saturday PM peak hours; and by 2030, the intersection will be at an acceptable level LOS C.

Within the City of St. Helena, year 2030 harvest projections for the SR 29/Madrona-Fulton Lane intersection were obtained from a recent EIR for the Hunter Subdivision. Year 2016 projections were developed assuming straight line growth between 2014 and 2030. The City's current LOS standard is LOS D for signalized intersections on SR 29 (Main Street) and LOS C elsewhere. Based on the existing CEQA and City of St. Helena standards, traffic impacts are identified as significant if implementation of the project would cause: Operations of a signalized intersection along State Route 29-128 (Main Street) to deteriorate from LOS D under conditions without the project to LOS E or F; the LOS to deteriorate to LOS F for signalized intersections that operate at LOS E under conditions without the project; the average intersection delay to increase by more than 5 seconds for signalized intersections that operate at LOS E or F under conditions without the project; and if, in the opinion of the registered traffic engineer conducting this study, certain project-related traffic changes would substantially increase safety or operational concerns, the impact is considered significant and would require mitigation.

Based upon the project description, the analysis concluded that the project will result in 1-2 inbound trips and 1 outbound trip during the harvest Friday PM peak hour at the SR 29/Madrona Avenue-Fulton Lane intersection (3:15 pm to 4:15 pm), with about 1-2 inbound and 1 outbound trip during the harvest Saturday PM peak hour (3:30 to 4:30). Project trips during both Friday and Saturday PM peak hours will be visitors by appointment.

The report concluded that the project traffic would not produce any significant operational impacts (level of service or delay) at the SR 29/Madrona Avenue-Fulton Lane intersection in St. Helena during either Friday or Saturday year 2016 PM peak hours along SR 29. Project traffic would not change acceptable LOS C operation during either the Friday or Saturday PM peak traffic hours. Project PM peak hour volume increases would be less than half a percent at this location.

The report further concluded that the project traffic would not produce any significant operational impacts (level of service or delay) at the SR 29/Madrona Avenue-Fulton Lane intersection in St. Helena during either Friday or Saturday year 2030 PM peak hours along SR 29. Project traffic would not change acceptable LOS C operation during either the Friday or Saturday PM peak traffic hours. Project PM peak hour volume increases would be less than half a percent at this location.

The existing plus project traffic in combination with ambient traffic volumes along Spring Mountain Road will not meet County warrant criteria for provision of a left turn lane on the eastbound Spring Mountain Road approach to the project entrance. The vast majority of existing traffic accessing the site as well as project employee and visitor traffic will be coming from St. Helena, making a right turn into the driveway connection.

- c. This project would not result in any change to air traffic patterns. The project does not propose to construct buildings tall enough to disturb aircraft.
- d/e. The traffic analysis prepared for the projects identifies potential safety issue because the sight lines at the shared use project driveway connection to Spring Mountain Road for existing and project drivers to see eastbound traffic will continue to be limited due to the hillside and a tree west of the intersection and the mailboxes in the middle of the driveway. To reduce the hazard, the report recommends that the mailboxes be moved back at least eight feet from Spring Mountain Road and the installation of a sign warning the presence of a hidden access road be incorporated into the project.
- f. There is currently sufficient parking for the existing residential uses and winery provided on site, adjacent to the proposed winery building and adjacent to the residence.
- g. There is no aspect of this project that would conflict with any adopted policies, plans or programs supporting alternative transportation. Access improvements from the winery to a County maintained road will comply with the County road and street standards.

**Mitigation Measures/Method of Mitigation Monitoring:**

1. Prior to issuance of grading permits for the construction of the access road improvement, the applicant shall include on the grading permit application, the location of the proposed relocation of the mailboxes located adjacent to Spring Mountain Road, at a distance greater than 8 feet from the road right-of-way. Prior to issuance of a final certificate of occupancy, the mailboxes shall be installed.
2. Prior to issuance of the grading permit for access road improvements, the applicant shall submit an application to the Department of Public Works requesting the installation of a traffic sign warning drivers of the intersection ahead. Prior to issuance of the final certificate of occupancy, the warning sign shall be in place and confirmed by Planning Staff.

**Method of Monitoring:** This mitigation measure requires submission of a grading permit and approval by the Planning Division. In addition, this mitigation measure shall require submission of a street sign request prior to issuance of the certificate of occupancy.

**RESPONSIBLE AGENCY (IES):** Planning, Building and Environmental Services

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

- a. The wastewater disposal can be accommodated on-site in compliance with State and County regulations and since there is sufficient water on the site to support the system, the proposed project would not be expected to result in a significant impact to the environment. 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.
- b. The project will not require construction of any new water treatment facilities that will result in a significant impact to the environment. Water will be provided by an existing well, with the possible addition of water purification. Existing equipment will be used. An expanded septic system will be constructed on site. The system will be designed by a licensed engineer and will be reviewed and approved by the Division of Environmental Health.
- 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. As discuss in Section IX (Hydrology and Water Quality) above, the project has sufficient water supplies to serve projected needs. The existing water demand on the property is 5.20 af/yr and the projected water use for the project is 7.24 af/yr, resulting in an increase in water use of 2.04 af/yr. The engineer's report states that given the fact that the proposed use is significantly less than the contributing recharge even during the very dry water year of 2014, it is highly unlikely that the proposed pumping would result in long-term declines in groundwater elevations or depletion of groundwater resources. Therefore, the project will not have a significant impact on the water resources on the property.
- 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
<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project as mitigated 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. As discussed above in Section IV (Biological Resources), the proposed mitigation measure to avoid removal of the any trees during the nesting season in accordance with the USFWS Scenario #2 of the Northern Spotted Owl Take Avoidance Scenarios will reduce the potential adverse biological impact to a less than significant level. The proposed road improvements, while requesting an exception to avoid removal of trees, will result in the removal of some oak trees. As discussed in Section II (Agriculture And Forest Resources), a mitigation measure to require a 2:1 replacement of black oak trees reduces the potential impact to the oak woodland to a less than significant impact.
- b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential air quality, greenhouse gas emissions, and traffic impacts are discussed in the 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 in Napa Valley is considered. Cumulative impacts of these issues are discussed in previous sections of this Initial Study.
- c. This project would not have any environmental effects that would cause substantial adverse effects on human beings. All environmental effects from this project have been mitigated to a level of insignificance. No other environmental effects have been identified that would cause, either directly or indirectly, adverse effects on human beings.

**Mitigation Measures:** None Required.

## **PROJECT REVISION STATEMENT**

3646 SMR Vineyards Use Permit (#P14-00327)  
3646 Spring Mountain Rd. St. Helena, APN# 022-150-026  
County of Napa  
Environmental Review

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

### **SECTION II -Agriculture and Forest Resources**

#### **Mitigation Measures:**

1. Prior to issuance of a grading permit, a final oak tree removal plan and an oak tree replacement and preservation plan, shall be prepared by a certified arborist and shall be submitted to the Planning Division for review and approval. The oak replacement and preservation plan is to include the planting of 2 times the number of oak trees removed for the construction of the winery and the access driveway improvements as delineated on the "Use Permit Conceptual Site Plans (January 15, 2015), and shall also include the replanting schedule to match the oak species to be removed. The oaks are to be gallon sized and planted at approximately 20 feet on center or as otherwise advised by a certified arborist. The oaks will be watered by hand, as necessary, during the first three years to promote survival. Successful planting will be considered an 80 percent survival rate at five years. If less than 80 percent of the trees are surviving, replanting will be necessary.

**Method of Monitoring:** This mitigation measure requires submission of a grading permit, a final tree removal plan and oak tree preservation plan for review and approval by the Planning Division.

**Responsible Agency(les): Planning, Building and Environmental Services**

### **SECTION IV Biological Resources:**

#### **Mitigation Measures:**

1. Tree cutting and harvesting activities shall occur and be completed between July 10 through September 1 (which coincides with the grading season of April 1 through September 1 - NCC Section 18.108.070.L, and outside the owl breeding and nesting season). The grading permit application may be approved for land disturbing activities to occur during the grading period, April 1 to September 1, but tree removal and harvesting is restricted until the July 10 to September 1 period. Prior to issuance of a grading for the access road improvements, the applicant/owner shall submit to the Planning Division for approval, a timetable outlining the period when the tree removal/harvesting activities will occur.

2. A grading permit for improvements to the access driveway which includes tree cutting and tree harvesting activities, and, if the applicant is requesting that such activities occur outside of the period July 10 through September, the applicant shall submit a USFWS Scenario 2 of the Norther Spotted Owl Take Avoidance Scenarios survey with the required 6 NSO calling surveys during the period of March 1 and July

30 to the Federal Department of Fish and Wildlife for review and approval. Prior to issuance of the grading or building permit, the documents approving the protocol shall be submitted to the Planning Division, to issue approval of the grading or building permit.

**Method of Monitoring:** This mitigation measure requires submission of a grading permit and approval by the Planning Division.

**Responsible Agency(ies):** Planning, Building and Environmental Services

**SECTION XVI – Transportation**

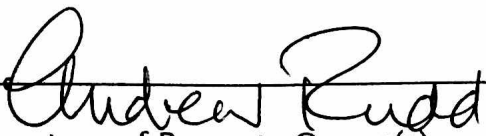
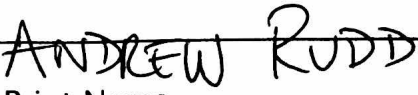
**Mitigation Measures:**

1. Prior to issuance of grading permits for the construction of the access road improvement, the applicant shall include on the grading permit application, the location of the proposed relocation of the mailboxes located adjacent to Spring Mountain Road, at a distance greater than 8 feet from the road right-of-way. Prior to issuance of a final certificate of occupancy, the mailboxes shall be installed.
2. Prior to issuance of the grading permit, the applicant shall submit an application to the Department of Public Works requesting the installation of a traffic sign warning the drivers of the intersection ahead. Prior to issuance of the final certificate of occupancy, the warning sign shall be in place, and confirmed by Planning Staff.

**Method of Monitoring:** This mitigation measure requires submission of a grading permit and approval by the Planning Division. In addition, this mitigation measure shall require submission of a street sign request prior to issuance of the final certificate of occupancy.

**Responsible Agency(ies):** Planning, Building and Environmental Services

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 69543 of the Permit Streamlining Act, the date of application completeness shall remain the date this project was originally found complete.

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Signature of Property Owner(s) Date 1/15/2016 Print Name  
 Interest Member, 3646 SMR Vineyard, LLC

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Signature of Property Owner

3646 SMR Vineyards Winery  
 Use Permit Modification #P14-00327  
 APN: 022-150-026

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
<b>Biology (Section IV)</b>			
<p><b>Mitigation Measure Biology-1:</b> Tree cutting and harvesting activities shall occur and be completed between July 10 through September 1 (which coincides with the grading season of April 1 through September 1 – NCC Section 18.108.070.L, and outside the owl breeding and nesting season). The grading permit application may be approved for land disturbing activities to occur during the grading period, April 1 to September 1, but tree removal and harvesting is restricted until the July 10 to September 1 period. Prior to issuance of a grading for the access road improvements, the applicant/owner shall submit to the Planning Division for approval, a timetable outlining the period when the tree removal/harvesting activities will occur.</p>	Planning Division	<p><b>Method of Monitoring:</b> This mitigation measure requires submission of a grading permit and approval by the Planning Division.</p>	
<p><b>Mitigation Measure Biology-2:</b> A grading permit for improvements to the access driveway which includes tree cutting and tree harvesting activities, and, if the applicant is requesting that such activities occur outside of the period July 10 through September, the applicant shall submit a USFWS Scenario 2 of the Northern Spotted Owl Take Avoidance Scenarios survey with the required 6 NSO calling surveys during the period of March 1 and July 30 to the Federal Department of Fish and Wildlife for review and approval. Prior to issuance of the grading or building permit, the documents approving the protocol shall be submitted to the Planning Division, to issue approval of the grading or building permit.</p>	Planning Division	<p><b>Method of Monitoring:</b> This mitigation measure requires submission of a grading permit, biological protocol survey report and approval by the Planning Division.</p>	
<b>Transportation (Section XVI)-</b>			
<p><b>Mitigation Measures Transportation 1:</b>            Prior to issuance of grading permits for the construction of the access road improvement, the applicant shall include on the grading permit application, the location of the proposed relocation of the mailboxes located adjacent to Spring Mountain Road, at a distance greater than 8 feet from the road right-of-way. Prior to issuance of a final certificate of occupancy, the mailboxes shall be installed.</p> <p><b>Mitigation Measures Transportation 2:</b>            Prior to issuance of the grading permit, the applicant shall submit an application to the Department of Public Works requesting the installation of a traffic sign warning the drivers of the intersection ahead. Prior to issuance of the certificate of occupancy, the warning sign shall be in place.</p>	Planning Division	<p><b>Method of Monitoring:</b> This mitigation measure requires submission of a grading permit and approval by the Planning Division. In addition, this mitigation measure shall require submission of a street sign request prior to issuance of the certificate of occupancy.</p>	