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Draft EIR Errata
Memo dated July 27, 2016



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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To: Agencies and Interested Parties	From: Sean Trippi Project Planner
Date: July 27, 2016	Re: Yountville Hill Winery Draft Environmental Impact Report Errata

Napa County released a draft environmental impact report (DEIR) for the proposed Yountville Hill Winery Project on July 1, 2016 (State Clearinghouse # 2014022035). Since release of the DEIR, the County has identified some inaccuracies in the DEIR which the County would like to correct/clarify. This memo presents specific text changes made to the DEIR since its publication. The changes are presented in the order in which they appear in the DEIR and are identified by the DEIR page number. Text deletions are shown in ~~strike through~~, and text additions are shown in underline.

INTRODUCTION

CEQA requires recirculation of an EIR when the lead agency adds “significant new information” to an EIR, regarding changes to the project description or the environmental setting, after public notice is given of the availability of a draft EIR for public review under State CEQA Guidelines California Code of Regulations (CCR) Section 15087, but before EIR certification (State CEQA Guidelines CCR Section 15088.5[a]). Recirculation is not required unless the EIR is changed in a way that would deprive the public of the opportunity to comment on significant new information, including a new significant impact in which no feasible mitigation is available to fully mitigate the impact (thus resulting in a significant and unavoidable impact), a substantial increase in the severity of a disclosed environmental impact, or development of a new feasible alternative or mitigation measures that would clearly lessen environmental impacts but which the project proponent declines to adopt (State CEQA Guidelines CCR Section 15088.5[a]). Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR (State CEQA Guidelines CCR Section 15088.5[b]).

The corrections/clarifications included in this memo would not substantially increase the severity of an impact or create a new significant impact. Therefore, recirculation of the EIR is not required.

REVISIONS TO THE DEIR

Revisions to the Executive Summary

Page ES-1

The second paragraph on page ES-1 of the DEIR is revised as follows:

CS2 Wines (project applicant) proposes to construct a new winery with an annual production capacity of 100,000 gallons on a 10.89-acre site in unincorporated Napa County. The project would include construction of two winery buildings, unenclosed terraces, wine cave areas, parking, winery and domestic wastewater treatment systems, landscaping, driveway improvements, and signage. As part of the project, an existing, unoccupied residence/bed and breakfast and associated structures would be demolished and removed from the site.

Page ES-5

The second full paragraph on page ES-5 of the DEIR is revised as follows:

For Alternative 2, maximum annual wine production would be reduced from 100,000 gallons to 70,000 gallons, compared with the project. In addition, the reception building would be similar to the project (an increase of only 50 square feet), but the WAV building would be reduced from approximately 12,800 square feet to approximately 5,850 square feet and it would be relocated from the top of the hill to the same level as the upper cave. The winery caves would be reduced from approximately 35,590 square feet to approximately 32,530 square feet. The existing residence/bed and breakfast would be removed under this alternative, but it would be replaced with a new residence of approximately 7,900 square feet total, approximately 4,700 square feet of which would be above grade (similar in size to the existing structure, which is also 4,750 square feet). The maximum number of visitors would be reduced from 1,000 per week to 500 per week, the maximum number of marketing events would be reduced from 58 to 48 per year, and the number of employees would be reduced from 19 to 16.

Revisions to Chapter 1, "Introduction"

Page 1-1

The second paragraph on page 1-1 of the DEIR is revised as follows:

CS2 Wines (project applicant) proposes to construct a new winery with an annual production capacity of 100,000 gallons on a 10.89-acre site in unincorporated Napa County. The project would include construction of two winery buildings, unenclosed terraces, wine cave areas, parking, winery and domestic wastewater treatment systems, landscaping, driveway improvements, and signage. As part of the project, an existing residence and associated structures would be demolished and removed from the site.

Page 1-3

The sixth paragraph on page 1-3 of the DEIR is revised as follows:

The project would not generate any odors related to wine production and domestic wastewater, and would create minimal odors from diesel exhaust from delivery trucks. According to the project's Wastewater Feasibility Study, the project's domestic wastewater treatment system would be contained within septic tanks and would not be exposed to the open air. The project's winery process wastewater treatment would either involve aerated processes (wherein waste would be processed on-site) or a "Hold and Haul" tank system (wherein waste would be processed off-site). An aerated system neutralizes odors that would otherwise be generated in an anaerobic system. The proposed aerated system has been installed adjacent to high-turn over restaurants without any odor impacts (LYVE Systems 2014). Also, a tank system would prevent any odors from being released. The project would generate an average of two truck trips per day for wine production under the "Hold and Haul" tank system option. Odors from these trucks, assuming they are diesel-powered, would be low in concentration and dissipate quickly in the atmosphere. Also, the closest residence is located approximately 460 feet to the southeast of the site's lower cave entrance and is sited approximately 240 feet east of State Route 29, the nearest roadway. Therefore, it would be expected that odors would dissipate rapidly from the source such that no adverse odor impacts would be created. Therefore, the project would not create pollutant concentrations or objectionable odors affecting a substantial number of people.

Revisions to Chapter 2, "Project Description"

Page 2-1

The first paragraph on page 2-1 of the DEIR is revised as follows:

This chapter presents a detailed description of the proposed Yountville Hill Winery Project (project), including project location, project facilities and operations, and the anticipated schedule for project construction. CS2 Wines (project applicant) proposes to construct a new winery with an annual production capacity of 100,000 gallons on a 10.89-acre site in unincorporated Napa County. The project would include construction of two winery buildings, unenclosed terraces, wine cave areas, parking, winery and domestic wastewater treatment systems, landscaping, driveway improvements, and signage. As part of the project, an existing residence/bed and breakfast and associated structures would be demolished and removed from the site.

Page 2-8

Table 2-1 on page 2-8 of the DEIR is revised as follows:

Table 2-1 Project Summary		
Activity/Use	Characteristics	Acreage
Facility demolition and removal	Demolition and removal of existing residence/bed and breakfast and associated structures	<1 (not included in total)
Winery	Annual production capacity of 100,000 gallons; winery visitor services	0.3
Circulation and parking	Paved parking areas with 37 parking spaces; new, 20-foot wide driveway to accommodate two-way and provide access from SR 29 to the winery and parking areas	1.1
Ancillary facilities	Construction of three-sided box drainage culvert, landscaping, water storage tanks, and signage	0.34
Open space	Oak woodland and meadow	6.16
Vineyard	Located throughout on the project site; fruit used for wine production	2.2
Total		10.1^a

^a Does not include total uses/acres on the site such as the riparian area along the creek channels/drainage way.
Source: Information provided by CS2 Wines in 2015

Revisions to Section 3.1, “Approach to the Environmental Analysis”

Page 3-2

The first paragraph on page 3-2 of the DEIR is revised as follows:

For purposes of this EIR, the unoccupied residence (but not the permitted bed and breakfast use) is considered to be part of the baseline.

Revisions to Section 3.2, “Land Use”

Page 3.2-6

The fourth paragraph on page 3.2-6 of the DEIR is revised as follows:

Policy AG/LU-13 summarizes the 1990 WDO, which stipulates that agricultural processing includes tours and tastings by appointment only, retail sales of wine produced by or for the winery partially or totally from Napa County grapes, retail sale of wine-related items, activities for the education and development of consumers and members of the wine trade with respect to wine produced by or at the winery, and limited non-commercial food service. The later activity may include wine-food pairings. All tours and tastings, retail sales, marketing activities, and non-commercial food service must be accessory to the principal use of the facility as an agricultural

processing facility. Napa County Code Section 18.104.200 states that the maximum square footage of structures used for accessory uses that are related to a winery shall not exceed 40 percent of the area of the production facility. The WDO also mandates that 75 percent or more of total grape use shall come from local Napa producers. The project includes the construction of a winery with the capacity to produce 100,000 gallons per year. Proposed marketing activities, ~~which would be accessory and subordinate to agricultural processing, and accessory structures would be less than 40 percent of the area of the production facility,~~ are described in Section 2.4.3, "Winery Operations." As the areas dedicated to accessory use would occupy less than 40 percent of the area dedicated to wine production, the proposed marketing activities would be accessory and subordinate to agricultural processing. The project would comply with county policies to restrict tours and tastings by appointment only. The applicant would be required to comply with the WDO's mandate that 75 percent or more of total grape use shall come from local Napa producers (evidence of which will be documented in the staff report). In fact, consistent with applicant's project objectives, wine produced from project activities are proposed to be 95 percent supplied by locally sourced grapes in addition to grapes harvested on the project site. Therefore, the project would be consistent with this policy.

Revisions to Section 3.5, "Noise"

Page 3.5-15

The fourth full paragraph on page 3.5-15 of the DEIR is revised as follows:

Bottling operations would not occur during the nighttime hours (~~7:00 a.m. to 10:00 p.m.~~ to 7:00 a.m.) and bottling facilities would not exceed applicable Napa County Noise limits and, therefore, would not expose existing sensitive receptors to excessive noise levels or result in a substantial increase in noise above existing levels.

Page 3.5-16

The first full paragraph on page 3.5-16 of the DEIR is revised as follows:

As described above, these sources individually, would not exceed applicable Napa County noise standards at any of the existing sensitive land uses. Further, the bottling facilities would be located indoors, resulting in additional noise reduction, and would not be operative during the more sensitive time of the day (10:00 p.m. to 7:00 ~~p.m.~~ a.m.) when ambient noise levels are quietest and people are more likely to be disturbed, thus avoiding the potential to disturb people. Therefore, considering the relatively low level of noise generated by each of the proposed noise sources, their varying distances from each other and effects on different sensitive land uses, these noise sources would not combine at any one receptor to result in exceedance of any Napa County noise standard or long-term increases in noise above existing levels. This impact would be less than significant.

Revisions to Chapter 6, "Alternatives"

Page 6-9

The sixth paragraph on page 6-9 of the DEIR is revised as follows:

Under Alternative 1, the visible elements of the winery would be the same as with the project based on size and massing of the structures on the hillside areas. No perceptible visual changes would be available from off-site areas compared to the project. The number of marketing events would be reduced, but it is anticipated that the same number of events could occur during nighttime hours. Therefore, the overall frequency of nighttime illuminated events would be the same as the project. As with implementation of the project, impacts to scenic vistas, the visual character of the site, and nighttime views would be mitigated to a less-than-significant level with implementation of Mitigation Measures 3.3-1a, 3.3-1b, and 3.3-3. ~~Although the overall size of the caves would be reduced, Alternative 1 would still require a variance to the 600-foot setback from SR 29, as described for the project.~~ Similar to the project, Alternative 1 would require a variance for development that encroaches into the 300-foot setback from a shared driveway. Therefore, overall impacts under this alternative would be similar to those of the project. (*Similar*)

Page 6-12

The first full paragraph on page 6-12 of the DEIR is revised as follows:

Under Alternative 2, the size and capacity of the proposed winery would be reduced when compared to the project. In addition, buildings on-site would be shifted and slightly modified. The reception center would be in the same location as the project and would have a 50 square-foot increase in size. The WAV building would be reduced to approximately 5,850 square feet (54 percent reduction) and it would be relocated from the top of the hill to the same level as the upper cave in the central portion of the hill. The winery caves would be reduced to approximately 32,530 square feet (16 percent reduction). The existing residence/bed and breakfast would be demolished under this alternative, but it would be replaced with a new residence of approximately 7,900 square feet total, approximately 4,700 square feet of which would be above grade (similar in size to the existing structure, which is also 4,750 square feet). The maximum number of visitors would be reduced to 500 per week (50 percent reduction), the maximum number of marketing events would be reduced to 48 per year (17 percent reduction), and the number of employees would be reduced from 19 to 16 (16 percent reduction).

Page 6-16

The first paragraph on page 6-16 of the DEIR is revised as follows:

The existing bed and breakfast would be replaced with a new residence, and the winery facility would be located on the face of the hill. The visible portion of the facility would be mostly constructed of non-reflective glass, as required by General Plan Policy CC-33. Parking areas would be obscured by setbacks and foliage. Furthermore, a majority of the processing and operations would occur within the caves, further reducing the visual prominence of the winery. ~~Although there would not be outdoor wine production activities at the entrance to the lower cave, Alternative 2 would require a variance to the 600-foot setback requirement from SR 29, similar to~~

~~the project.~~ Similar to the project, Alternative 2 would require a variance for development that encroaches into the 300-foot setback from a shared driveway.

Page 6-25

The fourth paragraph on page 6-25 of the DEIR is revised as follows:

Bottling operations would not occur during the nighttime hours (~~7 am to 10 pm~~ to 7 am) and bottling facilities would not exceed applicable Napa County Noise limits. Therefore, bottling operations under Alternative 2 would not expose existing sensitive receptors to excessive noise levels or result in a substantial increase in noise above existing levels. Overall, bottling operations under Alternative 2 would be similar to the project.

Pages 6-25 and 6-26

The last paragraph on page 6-25, which continues on page 6-26, of the DEIR is revised as follows:

Alternative 2 would result in the addition of stationary noise sources in an area that is currently undeveloped. As described above, these sources individually, would not exceed applicable Napa County noise standards at any of the existing sensitive land uses. Further, the bottling facilities would be located indoors, resulting in additional noise reduction, and would not be operative during the more sensitive time of the day (10 pm to 7 ~~pm~~ am) when ambient noise levels are quietest and people are more likely to be disturbed, thus avoiding the potential to disturb people. Therefore, considering the relatively low level of noise generated by each of the proposed noise sources, their varying distances from each other and effects on different sensitive land uses, these noise sources would not combine at any one receptor to result in exceedance of any Napa County noise standard or long-term increases in noise above existing levels. Similar to the project, this impact would be less than significant.