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Initial Study/Negative Declaration

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

Initial Study Checklist
(form updated October 2016)

1. **Project Title:** WHL Winery, Use Permit (P15-00215-UP) & Road and Street Standards Exception
2. **Property Owner/Project Sponsor Name and Address:** South Whitehall Lane Development, LLC (Patrick A. Cahill); 737 Olive Way, #3901, Seattle, WA 98101
3. **Representative Name and Address:** Donna B. Oldford, Plans 4 Wine; 2620 Pinot Way, St. Helena, CA 94574
4. **County Contact Person, Phone Number, and Email:** Sean Trippi; (707) 299-1353; sean.trippi@countyofnapa.org
5. **Project Location and APN:** The winery is proposed on a 19.97 acre parcel on the southeast side of South Whitehall Lane (a shared private access drive), approximately 630-feet west of the bend in the road or approximately 0.6 miles south of Whitehall Lane. 1561 South Whitehall Lane, St. Helena, CA 94574. APN: 027-460-013.
6. **General Plan Description:** Agricultural Resource (AR)
7. **Zoning:** Agricultural Preserve (AP)
8. **Background/Project History:**

August 21, 1974 – The Planning Commission approved a Use Permit (#U-647473) for a caretaker's residence which was required to be occupied by a full-time caretaker working on the owner's property.

9. **Description of Project:** Approval of a use permit to allow a new winery with a production capacity of 10,000 gallons per year with the following characteristics:
 - a) construction of a new 6,812 sq. ft. winery building with an 1,230 sq. ft. unenclosed covered outdoor work, bottling to be handled by a mobile bottling service on an as needed basis within the unenclosed covered outdoor work;
 - b) construction of a 384 sq. ft. pump house and trash enclosure;
 - c) on-site parking for two (2) vehicles;
 - d) construction of a new driveway adjoining the west property line;
 - e) fewer than 10 full and part time employees;
 - f) hours of operation from 6:00 AM to 6:00 PM, seven days per week;
 - g) four (4) water storage tanks with a capacity of 10,000 gallons each for fire protection, domestic and irrigation; and
 - h) installation of a wastewater treatment system.

No tours, tastings or marketing events are proposed.

The request also includes an exception to the County's Road and Street Standards (RSS) to allow widths of less than 22-feet (two 10-foot wide travel lanes and two one-foot wide shoulders) for two existing portions of the South Whitehall Lane access drive. One section, approximately 115 linear feet, will have a maximum 14-foot width to minimize potential impacts to the Bale Slough stream crossing; the second section, with a length of approximately 900 linear feet, will be widened to the maximum extent possible and will have width of 16-feet, which is the width of the existing access easement. The remainder of the access drive will be improved as necessary to meet County standards. The requested exception has been reviewed by the Fire Department and the Engineering Services Division; both have concluded that it meets the required findings.

10. **Describe the environmental setting and surrounding land uses:**

The winery is proposed on a 19.97 acre parcel on the southeast side of South Whitehall Lane, approximately 630-feet west of the bend in the road or approximately 900-feet to the westerly terminus of South Whitehall Lane. Existing development on-site includes a main residence, caretaker's dwelling, tennis court, swimming pool, and water storage tanks for the residences and irrigation. Approximately 11.75 acres of the property is planted in vines. The site had previously been used for grazing. The property is currently accessed from two

private driveways that serve the caretakers residence and main residence. A new driveway is proposed near the west property line to provide access to the winery.

The property is relatively flat with slopes between 0 to 5%, ranging from approximately 162 feet above mean sea level (msl) to approximately 173 feet above msl. Surrounding land uses include rural residential properties, agriculture, vineyards, and wineries. The nearest offsite residence is located approximately 760 feet to the east of the proposed winery building.

11. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement). Discretionary approvals required by the County consist of a use permit. The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, and waste disposal permits. Permits may also be required by the Department of Alcoholic Beverage Control and Bureau of Alcohol, Tobacco, & Firearms.

Responsible (R) and Trustee (T) Agencies

None Required.

Other Agencies Contacted

ABC, TTB

12. **Tribal Cultural Resources. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

Pursuant to Public Resources Code section 21080.3.1, invitation for tribal consultation was completed. One response was received from the Middletown Rancheria dated December 1, 2016, indicating that they would like to be notified should any resources be found.

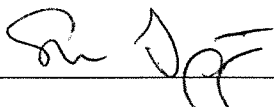
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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.



Sean Trippi, Principal Planner
County of Napa Planning, Building and Environmental Services Department

1-23-17

Date

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

Discussion:

Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken in. As generally described in the **Environmental Setting and Surrounding Land Uses** section above, the surrounding land uses include rural residences, agriculture, vineyards, and wineries. The nearest offsite residence is located approximately 760 feet east of the proposed winery building.

a-c. The project would not result in substantial damage to scenic resources or substantially degrade the visual character or quality of the site and its surroundings. The project site is currently developed with a main residence, caretaker's dwelling, tennis court, swimming pool, water storage tanks, and vineyards. Proposed physical improvements as part of the project consist of the construction of a new winery building, parking, trash enclosure, and water tanks. The water tanks would be located behind the winery building, a minimum of 20-feet from the west property line, and will be screened by landscaping. The proposed project would not be located in an area which would damage any known scenic vista, or damage scenic resources, trees, rock outcroppings, or historic buildings. The winery would be setback over 300 feet from S. Whitehall Lane (a private drive) and is not subject to the County's Viewshed Ordinance as the site is generally flat with slopes generally less than 5%. The winery has been designed as a single-story building (above grade) with a cellar below, clad in stone veneer and with a flat roof that features a stucco roof fascia. The maximum height of building will be approximately 18-feet. The trash enclosure will be constructed of stone filled gabions over concrete masonry block.

d. The site is currently developed with a main residence, caretaker's dwelling, tennis court, swimming pool, water storage tanks, and vineyards. The proposed project would result in the construction a new winery building with proposed hours from 6:00 AM to 6:00 PM, seven days per week with no marketing events proposed. The proposed project may result in the installation of additional lighting that may have the potential to impact nighttime views.

Although the project is in an area that has a certain amount of existing nighttime lighting, the installation of new sources of lights, if they were to remain on past daylight hours, may affect nighttime views. Pursuant to standard Napa County conditions of approval for wineries, outdoor lighting will be required to be shielded and directed downwards, with only low-level lighting allowed in parking areas. As designed, and as subject to the standard condition of approval, below, the project will not have a significant impact resulting from new sources of outside lighting.

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations, shall be on timers, 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 the California Building Code.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES. ¹ Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

The project site is zoned Agricultural Preserve (AP), which allows wineries upon grant of a use permit. The site is currently developed with a main residence, caretaker's dwelling, tennis court, swimming pool, and water storage tanks. Approximately 11.75 acres is planted in vineyards.

a/b/e. The portion of the property containing the existing development is designated Urban and Built-up Land and the remainder of the site is designated Other Land (based on GIS layer FMMP Farmlands (2012)) which had previously been used for grazing. The proposed project would not conflict with existing zoning for agricultural uses. General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. The subject parcel is currently under a Williamson Act contract which allows wineries and vineyards. No aspect of this proposal would conflict with the adopted contract. There are no other changes included in this proposal that would result in the conversion of Farmland.

c/d. The proposed project will not conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. According to the Napa County Environmental resource maps (based on the following layers – Sensitive Biotic Oak Woodlands, Riparian Woodland Forest and Coniferous Forest) the project site does not contain Coniferous Forest- Ponderosa Pine and Douglas Fir species or Oak woodlands. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production.

Mitigation Measures: None required.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-c. 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. 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). These 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 updated CEQA Guidelines (updated May 2012).

On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the Thresholds. The court did not determine whether the Thresholds were valid on the merits, but found that the adoption of the Thresholds was a project under CEQA. The court issued a writ of mandate ordering the District to set aside the Thresholds and cease dissemination of them until the Air District had complied with CEQA. The Air District has appealed the Alameda County Superior Court's decision. The Court of Appeal of the State of California, First Appellate District, reversed the trial court's decision. The Court of Appeal's decision was appealed to the California Supreme Court, which granted limited review, and the matter is currently pending there.

In view of the trial court's order which remains in place pending final resolution of the case, the Air District is no longer recommending that the Thresholds be used as a generally applicable measure of a project's significant air quality impacts. Lead agencies will need to determine appropriate air quality thresholds of significance based on substantial evidence in the record. Although lead agencies may rely on the Air District's updated CEQA Guidelines (updated May 2012) for assistance in calculating air pollution emissions, obtaining information regarding the health impacts of air pollutants, and identifying potential mitigation measures, the Air District has been ordered to set aside the Thresholds and is no longer recommending that these Thresholds be used as a general measure of project's significant air quality impacts. Lead agencies may continue to rely on the Air District's 1999 Thresholds of Significance and they may continue to make determinations regarding the significance of an individual project's air quality impacts based on the substantial evidence in the record for that project.

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 Air District's 1999 CEQA Guidelines (p.24) states that projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and do not require further study. The winery trip generation sheet included in the application calculates the proposed conditions for a typical weekday at approximately 13 total daily trips and 5 PM peak trips. Proposed conditions for a typical Saturday are calculated at 12 total trips and 7 PM peak trips and proposed conditions for a typical Saturday during crush are calculated at 20 total daily trips and 11 PM peak trips. However, it should be noted that currently all grapes grown on site are off-hauled for processing. The vineyard on site produce approximately 30 tons of grapes which would result in 7 trips leaving the site during crush, which would equate to 13 total daily trips and 7 PM peak trips for a typical Saturday during crush. Also, no tour and tastings visitation or marketing activities are proposed.

Vehicle trips generated by the proposed project are significantly below BAAQMD's recommended threshold of 2,000 vehicle trips/day for purposes of performing a detailed air quality analysis. Given the relatively small number of vehicle trips generated by this project, compared to the size of the air basin, project related vehicle trips would contribute an insignificant amount of air pollution and would not

result in a conflict or obstruction of an air quality plan. There are no projected or existing air quality violations in this area to which this project would contribute, nor would it result in any violations of any applicable air quality standards. The proposed project would not result in a cumulatively considerable net increase in any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

- d. In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project construction. Earthmoving and construction emissions would have a temporary effect; consisting mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings. Site grading quantities are estimated at approximately up to 2,080 cubic yards to be disposed of on-site, spread over the vineyard area, or hauled off-site to a location pre-approved by Napa County.

Based on an average commercial dump truck carrying approximately 10 to 14 cubic yards of dirt, the total of 2,080 cubic yards of spoils would result in approximately 149 to 208 trips over the construction period if all the project spoils were disposed off-site. However, these potential construction impacts would be temporary in nature and subject to standard conditions of approval from the Engineering and Conservation Division as part of the grading permit or building permit review process.

The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts will not expose sensitive receptors to substantial pollutant concentrations and are considered less than significant:

During all construction activities the permittee shall comply with the Bay Area Air Quality Management District Basic Best Management Practices, as provided in Table 8, 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 (road) 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 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.*
- h. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.*

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 when average wind speeds exceed 20 miles per hour.

- 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 nearest offsite residence is located approximately 760 feet to the east of the proposed winery building. The project will not create pollutant concentrations or objectionable odors affecting a substantial number of people. The impact would be less than significant.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 – Natural Diversity Database (CNDDDB) and US Fish and Wildlife Critical Habitat) the project site is located within an area designated as Northern Spotted Owl habitat. According to the Ciminelli Estates Vineyard Project EIR (April 2016), the Northern Spotted Owl inhabits forests characterized by a dense canopy closure of mature and old-growth trees, abundant logs, standing snags, and live trees with broken tops. The NSO prefers older forest stands with variety: multi-layered canopies of several tree species of varying size and age, both standing and fallen dead trees, and open space among the lower branches to allow flight under the canopy.

The USFWS more specifically defines NSO habitat within the California Interior as follows (excerpt from the Sodhani Winery Biological Assessment, January 21, 2016):

- High Quality Nesting/Roosting Habitat: Mixed tree species covering an area of approximately 210 ft.² or more, including trees with a diameter of 15" or more, and more than 8 trees per acre of trees with a diameter of 26" or more at breast height, and more than a 60% canopy closure.
- Suitable Nesting/Roosting Habitat: Mixed tree species with an area ranging from 150 - 180 ft.² or more including trees with a diameter of 15" or more, and more than 8 trees per acre of trees with a diameter of 26" or more at breast height, and more than a 60% canopy closure.
- Suitable Forging Habitat: Mixed tree species with an area ranging from 120 - 180 ft.² or more including trees with a diameter of 13" or more, and more than 5 trees per acre of trees with a diameter of 26" or more in diameter at breast height, and a mix of greater than 40% to 100% canopy closure.
- Low Quality Foraging Habitat: Mixed tree species with an area ranging from 80 - 120 ft.² or more including trees with a diameter of 11" or more, and more than a 40% canopy closure.

Existing development on-site includes a main residence, caretaker's dwelling, tennis court, swimming pool, and water storage tanks for the residences and irrigation. Approximately 11.75 acres of the property are planted in vines. The site had previously been used for grazing. There is no nesting or foraging habitat on site suitable for Northern Spotted Owl. The project site has no natural habitat where the project improvements are proposed. The proposed improvements will not require the removal of any native vegetation and will generally occur in areas previously disturbed. The potential for this project to have a significant impact on special status species is less than significant.

- c/d. According to the Napa County Environmental Resource Maps (based on the following layers – wetlands & vernal pools) there are no wetlands on or near the property that would be affected by this project. The project activities will not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites, because no sensitive natural communities have been identified on the property. As mentioned above, the proposed winery area had been previously disturbed and exhibits little quality habitat.
- e/f. This project would not interfere with any ordinances protecting biological resources. There are no tree preservation ordinances in effect in the County. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans. The project does not conflict with any County ordinance or requirement to preserve existing trees, and therefore is considered as not having potential for a significant impact.

Mitigation Measures: None required.

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

Discussion:

- a-c. According to the Napa County Environmental Resource Maps (based on the following layers – Cultural Resources: Arch sensitive areas, Arch sites, Arch surveys, Historical sites, & Historic sites – lines) no historical or paleontological resources, sites or unique geological features, or archaeological resources have been identified on the property. The proposed winery development area is located within areas of the site that have previously been disturbed and used for grazing and vineyards. Invitation for tribal consultation was completed pursuant to AB 52 and one response was received from the Pursuant to Public Resources Code section 21080.3.1, invitation for tribal consultation was completed. One response was received from the Middletown Rancheria dated December 1, 2016, indicating that they would like to be notified should any resources be found.

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 would be retained to investigate the site and a tribal representative would be contacted as applicable in accordance with the following standard condition of approval:

"In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES 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 shall be contacted by the permittee to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98."

- d. No human remains have been encountered on the property during previous construction activities and no information has been encountered that would indicate that this project would encounter human remains. All construction activities would occur on previously disturbed portions of the site. However, if resources are found during project grading, construction of the project is required to cease, and a qualified archaeologist would be retained to investigate the site in accordance with standard condition of approval noted above. Impacts would be less than significant.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

Existing development on-site includes a main residence, caretaker's dwelling, tennis court, swimming pool, and water storage tanks. Approximately 11.75 acres of the property is planted in vines. The site had previously been used for grazing. The property is relatively flat ranging from approximately 163 feet above mean sea level (msl) to approximately 173 feet above msl, with the winery proposed in an area between 167-169 msl (0-5% slope).

- a.
- i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed facility would result in a less than significant impact with regards to rupturing a known fault.
 - ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the 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. According to the Napa County Environmental Resource Maps (based on the following layer – Liquefaction) the winery expansion area is in an area generally subject to a "low" to "high" tendency to liquefy. All new construction will be required to comply with all the latest building standards and codes at the time of construction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in result in less than significant impacts.

- iv.) According to the Napa County Environmental Resource Maps (based on the following layer – Landslides line, polygon, and geology layers) there are no landslide deposits on the property.
- b. The proposed winery is proposed in an area with slopes of approximately 0-5%. Site grading quantities are estimated at approximately 2,080 cubic yards (net cut) to be disposed of on-site or hauled off-site to a location pre-approved by Napa County. The proposed project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance, which addresses sediment and erosion control measures and dust control, as applicable. (see Stormwater Control Plan For a Regulated Project for 1561 South Whitehall Lane, prepared by Michael Muelrath, dated May 6, 2016, for specific BMP's). Potential impacts would be less than significant.
- c/d. According to the Napa County Environmental Resource Maps (based on the following layers – Surficial Deposits, Geology), the majority of the property, including the area of the proposed winery is underlain by Holocene alluvial fan deposits (fine facies). The southeast corner of the property is underlain by Late Pleistocene-Holocene fan deposits. Based on the Napa County Environmental Sensitivity Maps (layer – liquefaction) the property includes areas generally subject to a "low" and "high" tendency to liquefy, corresponding to the respective underlying surficial deposits identified above.

The property is made up of Maxwell clay (2 to 9% slopes). All proposed construction will be required to comply with all the latest building standards and codes at the time of construction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in less than significant impacts.
- e. The Napa County Division of Environmental Health has reviewed this application and recommends approval based on the submitted wastewater feasibility report and septic improvement plans. Soils on the property have been determined to be adequate to support the proposed septic improvements including the winery's process waste as well as the proposed number of winery employees.

Mitigation Measures: None required.

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

Discussion:

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012 a Draft CAP² (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the proposed CAP. In addition to reducing Napa County's GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for development of a local offset program. While the BOS acknowledged the plan's objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for establishment of a cost-effective local offset program. The Board also requested that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016 the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: *2014 Greenhouse Gas Emissions Inventory and Forecast*,

² County of Napa, March 2012, Napa County Draft Climate Action Plan, Prepared by ICF International. Sacramento, CA

April 13, 2016³. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or <http://www.countyofnapa.org/CAP/>.

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 (Table 3-1 – Criteria Air Pollutants and Precursors & GHG Screening Level Sizes) and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents (CO_{2e})]. This threshold of significance is appropriate for evaluating projects in Napa County.

During our ongoing planning effort, the County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy **CON-65(e)**. (Note: Pursuant to State CEQA Guidelines Section 15183, because this initial study assesses a project that is consistent with an adopted General Plan for which an environmental impact report (EIR) was prepared, it appropriately focuses on impacts which are "peculiar to the project," rather than the cumulative impacts previously assessed.)

For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing' winery operations have been discussed. GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide, methane, ozone, and the fluorocarbons, that contribute to climate change (a widely accepted theory/science explain human effects on the atmosphere). Carbon Dioxide (CO₂) gas, the principal greenhouse gas (GHG) being emitted by human activities, and whose concentration in the atmosphere is most affected by human activity, also serves as the reference gas to compare other greenhouse gases. Agricultural sources of carbon emissions include forest clearing, land-use changes, biomass burning, and farm equipment and management activity emissions (http://www.climatechange.ca.gov/glossary/letter_c.html). Equivalent Carbon Dioxide (CO_{2e}) is the most commonly reported type of GHG emission and a way to get one number that approximates total emissions from all the different gasses that contribute to GHG (BAAMD CEQA Air Quality Guidelines, May 2012). In this case, carbon dioxide (CO₂) is used as the reference atom/compound to obtain atmospheric carbon CO₂ effects of GHG. Carbon stocks are converted to carbon dioxide equivalents (CO_{2e}) by multiplying the carbon total by 44/12 (or 3.67), which is the ratio of the atomic mass of a carbon dioxide molecule to the atomic mass of a carbon atom (<http://www.nciasi2.org/COLE/index.html>).

One time "Construction Emissions" associated with the winery development project includes: i) the carbon stocks that are lost (or released) when existing vegetation, if any, is removed and soil is ripped in preparation for the new winery structure and associated infrastructure; and ii) emissions associated with the energy used to develop and prepare the project area and construct the winery, including construction equipment and worker vehicle trips (hereinafter referred to as Equipment Emissions). These emissions also include underground carbon stocks (or Soil carbon) associated with the existing vegetation that is proposed to be removed.

In addition to the one time Construction Emissions, "Operational Emissions" of the winery are also considered and include: i) any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project compared to a "no project" scenario (hereinafter referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the winery, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions). Operational Emissions from the proposed winery would be the primary source of emissions over the long-term when compared to one time construction emissions.

The proposed project has been evaluated against the BAAQMD thresholds Table 3-1 (Operational GHG Screening Level Sizes). 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. Given the total project size of approximately 6,812 square feet, with no hospitality/tastings proposed, compared to the BAAQMD's GHG screening criteria of 121,000

³ Supersedes February 2, 2016, version.

square feet for general industrial, the project was determined not to exceed the 1,100 MT of CO₂e/year GHG threshold of significance established by the District, and further analysis (and quantification) of GHG emissions is not warranted.

Furthermore, the applicant has indicated that the project will incorporate the following voluntary best management practices: building to CALGREEN Tier 1 standards; energy conserving lighting; installation of an energy star roof/living roof/cool roof; installation of water efficient fixtures; low impact development; water efficient landscaping; and recycling. Additional items are included in the Voluntary Best Management Practices Checklist for Development Projects form included with the Use Permit Application.

Greenhouse Gas Emission reductions from local programs and project level actions, such as application of the Cal Green Building Code, vehicle fuel efficiency standards, and the project-specific on-site programs identified above would combine to further reduce emissions below BAAQMD thresholds.

As indicated above the County is currently preparing a CAP and as the part of the first phase of development and preparation of the CAP has released Final Technical Memorandum #1 (2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016). Table 1 of the Technical Memorandum indicates that 2% of the County's GHG emissions in 2014 were a result of land use change.

The increase in emissions anticipated as a result of the project would be minor and the project is in compliance with the County's efforts to reduce emissions as described above. Accordingly, the project's impacts would be less than significant.

Mitigation Measures: None required.

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

Discussion:

- a/b. 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 the 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. There are no foreseeable reasons the project would result in the release of hazardous materials into the environment. Given the quantities of hazardous materials and the limited duration, they will result in a less-than-significant impact.
- c. There are no schools located within one-quarter mile from the proposed project site. No impacts would occur.
- d. According to the Napa County Environmental Resource Maps (based on the layer – Hazardous facilities (cortese list)) the project site is not on any known list of hazardous materials sites. No impacts would occur.
- e. The project site is not located within two miles of any public airport. No impacts would occur.
- f. The project site is not located within the vicinity of any private airports. No impacts would occur.
- g. The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan. No impacts would occur.
- h. According to the Napa County Environmental Resource Maps (based on the layer – Fire hazard severity zones) the project site is not located within a designated fire hazard severity area. There is existing development on the property and in the surrounding area. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. Impacts would be less than significant.

Mitigation Measures: None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX.	HYDROLOGY AND WATER QUALITY. Would the project:				
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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:

On January 14, 2014, Governor Jerry Brown declared a drought emergency in the state of California. That declaration was followed up on April 1, 2015, when the Governor directed the State Water Resources Control Board to implement mandatory water reductions in cities and town across California to reduce water usage by 25 percent. These water restrictions do not apply to agricultural users. At this time the County of Napa has not adopted or implemented any additional 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).

In general, recent studies have found that groundwater levels in the Napa Valley Floor exhibit stable long-term trends with a shallow depth to water. Historical trends in the Milliken-Sarco-Tulucay (MST) area, however, have shown increasing depths to groundwater, but recent stabilization in many locations. Groundwater availability, recharge, storage and yield is not consistent across the County. More is known about the resource where historical data have been collected. Less is known in areas with limited data or unknown geology. In order to fill existing data gaps and to provide a better understanding of groundwater resources in the County, the Napa County Groundwater Monitoring Plan recommended 18 Areas of Interest for additional groundwater level and water quality monitoring. Through the well owner and public outreach efforts of the GRAC approximately 40 new wells have been added to the monitoring program within these areas. Groundwater Sustainability Objectives were recommended by the GRAC and adopted by the Board of Supervisors. The recommendations included the goal of developing sustainability objectives, provided a definition, explained the shared responsibility for Groundwater Sustainability and the important role monitoring as a means to achieving groundwater sustainability.

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).

Minimum thresholds for water use have been established by the Napa County Department of Public Works, using reports by the United States Geological Survey (USGS) and the studies prepared by LSCE. These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold is assumed not to have a significant effect on groundwater levels.

The subject property is located on the valley floor which is subject to a water use screening criteria of 1.0 acre-foot of water per acre of land per year. A Tier I Water Availability Analysis (WAA), dated May 6, 2016, was prepared by Applied Civil Engineering, Inc., to determine the estimated water use of the existing development, the proposed project and water availability. There is one existing well on the project site that currently serves the existing uses and will serve the proposed winery.

- a. The proposed project is not expected to violate any water quality standards or waste discharge requirements. Applied Civil Engineering, Inc., prepared a wastewater disposal feasibility study, dated June 15, 2016, to demonstrate the feasibility of installing onsite wastewater treatment systems. The study concludes that the proposed winery sanitary and process wastewater disposal needs can be accommodated onsite. The Napa County Environmental Health Division has reviewed the report and concurred with their conclusion. Full design calculations and construction plans will be prepared in accordance with Napa County standards at the time of building permit application submittal. No information has been encountered that would indicate a substantial impact to water quality. Any earth disturbing activities will be subject to the County's Stormwater Ordinance which complies with State requirements, would include measures to prevent erosion, sediment, and waste materials from entering waterways both during and after any construction activities. By following the above mentioned measures the project does not have the potential to significantly impact water quality and discharge standards. Potential impacts would be less than significant.
- b. A Water Availability Analysis (WAA) was prepared for the project by Applied Civil Engineering, Inc., dated May 6, 2016, which details existing and proposed ground water use rates. The analysis is attached and incorporated into the Initial Study/Negative Declaration. Other uses on the property included a main residence, caretakers residence, pool and vineyards. The analysis indicates that existing uses on the site would have a typical annual water demand of 9.0 acre feet per year (af/yr). Vineyards account for 5.88 af/yr; the main dwelling and caretakers residence account for 1.45 af/yr; and, landscaping accounts for 1.63 af/yr. The proposed project would result in an annual water demand of 9.3 af/yr. According to the analysis, the winery would create an increase in annual water demand, by 0.28 af/yr and landscaping by 0.08 af/yr, totaling an approximate increase of 0.3 af/yr. It should be noted that the second page of the appendices of the WAA notes there will be guests typical of three events (the second column), however, no marketing activities are proposed. The annual number of events in the first column and the water use per each event in the third column accurately reflect that there will be no guests for marketing events.

Use	Existing Property Water Demand	
	Existing Acre feet per Year	Proposed Acre feet per Year
Residential*	1.45	1.45
Vineyard	5.88	5.88
Winery process	0	0.215
Winery employees	0	0.067
Winery visitation	-	0
Winery marketing	-	0
Landscaping	1.63	1.71
Total	9.0	9.3
*includes main residence and caretakers residence.		

Since the proposed water use of 9.3 af/yr is less than the calculated availability of 19.97 af/yr based on the project sites location on the valley floor, the project complies with the Napa County Water Availability Analysis requirements. A Tier 2 and Tier 3 analysis are not required.

Consistent with current County practices, the project would be subject to the standard condition of approval limiting water use to the levels requested and analyzed with the use permit application (and accompanying CEQA document), and requiring well monitoring with the potential to modify or alter permitted used on site should groundwater resources become insufficient to supply the use.

In response to regional drought and the general statewide need to protect groundwater resources, the Governor enacted new legislation requiring local governments to monitor and management groundwater resources. Napa County's prior work on the Napa Valley Groundwater Management Plan provides a strong foundation for Napa County to comply with this State mandated monitoring and management objective. As a direct result, the project site is now subject to this new legislation requiring local agencies to monitor groundwater use. Assembly Bill - AB 1739 by Assembly member Roger Dickinson (D-Sacramento) and Senate Bills 1168 and 1319 by Senator Fran Pavley (D-Agoura Hills) establish a framework for sustainable, local groundwater management for the first time in California history. The legislation requires local agencies to tailor sustainable groundwater plans to their regional economic and environmental needs. The legislation prioritizes groundwater basin management Statewide, which includes the Napa Valley/Napa River Drainage Basin, and sets a timeline for implementation of the following:

- By 2017, local groundwater management agencies must be identified;
- By 2020, overdrafted groundwater basins must have sustainability plans;
- By 2022, other high and medium priority basins not currently in overdraft must have sustainability plans; and

By 2040, all high and medium priority groundwater basins must achieve sustainability.

The State has classified the Napa River Drainage Basin as a medium priority resource. Additionally, the legislation provides measurable objectives and milestones to reach sustainability and a State role of limited intervention when local agencies are unable or unwilling to adopt sustainable management plans. Napa County supports this legislation and has begun the process of developing a local groundwater management agency which is anticipated to be in place and functioning within the timeline prescribed by the State.

The proposed project would not result in a substantial increase the demand of ground water supplies or interfere with groundwater recharge or lowering of the local groundwater level. According to Napa County environmental resource mapping (*Water Deficient Areas/Storage Areas*), the project site is not located within a water deficient area and the County is not aware of, nor has it received any reports of groundwater deficiencies in the area. Potential impacts from the project would be less than significant.

- c-e. The project proposal will not substantially alter any drainage patterns on site or cause an increase in erosion on or off site. All earth disturbing activities will 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. Potential impacts would be less than significant.
- f. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. As discussed above, the Division of Environmental Health has reviewed the application and determined that the proposed sanitary wastewater systems are adequate to serve the facility's septic needs. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. Impacts would be less than significant.
- g-i. According to the Napa County Environmental Resource Maps (based on the following layer – Flood Zones, Dam Levee Inundation) a portion of the project site is located within a flood hazard area. A portion of the site is also within the inundation area of Conn dam, which is approximately four miles east of the project site; however, the winery development area is outside the both the flood hazard area and inundation area. If Conn dam were to fail all employees would have to evacuate to an area of refuge. No housing is proposed as a part of this project. The winery development would not impede or redirect flood flows or expose structures or people to flooding. Potential impacts from the project would be less than significant.
- j. In coming years, higher global temperatures are expected to raise sea level by expanding ocean water, melting mountain glaciers and small ice caps, and causing portions of Greenland and the Antarctic ice sheets to melt. The Intergovernmental panel on Climate change estimates that the global average sea level will rise between 0.6 and 2 feet over the next century (IPCC, 2007).

The lowest portion of the property is situated at approximately 162 feet above mean sea level. There is no known history of landslides or mud flow on the property. The project will not subject people or structures to a significant risk of inundation by tsunamis, seiche, or mudflows.

Mitigation Measures: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 winery is located in an area dominated by agricultural, rural residences, and wineries. The project is in support of the ongoing agricultural use in the area. This project will not divide an established community. No impacts would occur.
- b/c. The project site is zoned Agricultural Preserve (AP), which allows wineries upon grant of a use permit. 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. The proposed project is compliant with the use limitations of the Napa County Zoning Ordinance.

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

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

The General Plan includes two complimentary policies requiring wineries to be designed generally of a high architectural quality for the site and its surroundings. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property. No impacts would occur.

Mitigation Measures: None required.

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

Discussion:

- a/b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report (*Mines and Mineral Deposits*, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on or near the project site. No impact would occur.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Discussion:

a/b. The project will result in a temporary increase in noise levels during project construction. Construction activities will be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. The project would not result in potentially significant temporary construction noise impacts or operational impacts. The nearest offsite residence is located approximately 760 feet to the east of the proposed winery building. Given the proximity to the residential neighbors, there is a relatively low potential for impacts related to construction noise to result in a significant impact. Furthermore, construction activities would generally occur during the period of 7 AM to 7 PM, five days a week, during normal hours of human activity. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project will not result in long-term significant construction noise impacts. 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 and 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. The proposed project will not result in long-term significant construction noise impacts.

c/d. Community noise is commonly described in terms of the “ambient” noise level which is defined as the all-encompassing noise level associated with a given noise environment. The Napa County General Plan EIR indicates the average, or equivalent, sound level (L_{eq}) for winery activities is 51dBA in the morning and 41dBA in the afternoon. Audibility of a new noise source and/or increase in noise levels within recognized acceptable limits are not usually considered to be significant noise impacts, but these concerns should be addressed and considered in the planning and environmental review processes.

The area surrounding the subject property primarily features properties containing vineyards, rural residences, and wineries. Wineries are the predominant non-residential land uses within the County. There will be a change in the ambient noise level due to the establishment of a new winery, although the winery does not propose tours and tastings and marketing activities. Noise from winery operations is generally limited and intermittent, meaning the sound level can vary during the day and over the course of the year, depending on the activities at the winery. The primary noise-generating activities are equipment associated with wineries including refrigeration equipment, bottling equipment, barrel washing, de-stemmers and press activities occurring during the harvest crush season, delivery trucks, and other vehicles. The standard noise use permit condition (stated above) requires that any exterior winery equipment be enclosed or muffled and maintained so as not to create a noise disturbance.

The proposed winery will utilize a mobile bottling truck which will result in a temporary increase in the ambient noise levels during short term bottling activities. The mobile bottling activities occur within the winery's covered unenclosed outdoor work area. Recent noise studies of mobile bottling activities identified noise measured 50 feet from the bottling activity itself to be 65 dBA. ("Environmental Noise Impact Report For: Bell Wine Cellars Use Permit Modification, RGD Acoustics, November 16, 2015). The noise study further states that such point source sound levels are reduced with distance in accordance with the "inverse square law", which yields a six (6) dB sound reduction for each doubling of the distance from the source. The measurement of 65 dBA at 50 feet would measure approximately 24 decibels lower at a distance 70 feet away (± 41 dba). This is in conformance with the acceptable limits identified in the General Plan EIR.

The outdoor work area is on the southwest side of the winery building, placing the winery building between outdoor work activities and the nearest residence, 750 feet to the east, serving as an acoustical buffer, further dissipating the sound between the winery activities and the closest residence. Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff would further ensure that winery activities do not create a significant noise impact. The proposed project would not result in long-term significant permanent noise impacts. Potential impacts would be less than significant.

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. No impacts would occur.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Association of Bay Area Governments' *Projections 2003* figures indicate that the total population of Napa County is projected to increase some 23 percent 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 percent. The project proposes less than 10 employees. 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. The existing main residence and caretaker's residence onsite will not be impacted by the proposed winery expansion. This project 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. Therefore, no impacts would occur.

Mitigation Measures: None required.

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

Discussion:

- a. Public services are currently provided to the project site and the additional demand placed on existing services would be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshal conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire Department and Engineering Services Division have reviewed the application and recommend approval, as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees, property tax increases, and taxes from the sale of wine will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

Mitigation Measures: None required.

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

Discussion:

- a/b. 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. No impact would occur.

Mitigation Measures: None required.

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

The project site is located at 1561 South Whitehall Lane, which is a shared private drive off of Whitehall Lane. The project site is approximately 0.6 miles from Whitehall Lane, a County maintained road. The request includes an exception to the County's Road and Street Standards (RSS) to allow widths of less than 22-feet for two existing portions of the South Whitehall Lane private drive. One section, approximately 115 linear feet, will have a maximum width 14-foot width to minimize potential impacts to the Bale Slough stream crossing; the second section, with a length of approximately 900 linear feet, will be widened to the maximum extent possible and will have width of 16-feet, which is the width of the existing access easement. The applicant has attempted to acquire additional easements to widen the road to meet County standards from adjoining property owners but the requests were rejected. The remainder of the access drive will be improved as necessary to meet County standards. The requested exception has been reviewed by the Fire Department and the Engineering Services Division; both have concluded that it meets findings.

a/b. The proposed project would establish a new winery with an annual production capacity of 10,000 gallons and would employ fewer than 10 people (two full-time and two part-time employees). The site includes approximately 11.75 acres of vineyards. According to information submitted with the application, the existing vineyards produce approximately 30 tons of grapes or about 4,500 gallons. Currently the grapes are hauled off site. The analysis utilized the County's Winery Traffic Information/Trip Generation Sheet to calculate daily and peak trips resulting from the proposed project.

The proposed winery is expected to generate approximately 13 daily trips on a typical weekday, 5 during the PM peak, and 12 daily trips on a typical Saturday with 7 during the PM peak. During the six week harvest/crush season the winery is expected to generate approximately 20 daily trips on a Saturday with 11 during the PM peak. As noted above, the vineyards on the site are expected to yield approximately 30 tons of grapes or 4,500 gallons which represent about 7 truck trips leaving the site during the crush season. The winery would import 40 tons (about 6,000 gallons) of grapes to which would generate 9 truck trips during crush on a Saturday noted above. The net increase of truck trips resulting from hauling grapes on and off site is two trips, resulting in "new" traffic on a Saturday during of 13 trips with 7 occurring during the PM peak. As noted previously, based on an average commercial dump truck carrying approximately 10 to 14 cubic yards of dirt, the total of 2,080 cubic yards of spoils would result in approximately 149 to 208 trips over the construction period if all the project spoils were disposed off-site. If the winery utilizes a hold and haul system to dispose of winery process waste, another 21 truck trips would be generated annually.

- c. No air traffic is proposed and there are no new structures proposed for this project that would interfere with or require alteration of air traffic patterns. No impact would occur.
- d-e. The winery will be accessed via a driveway off of South Whitehall Lane. An exception to the Road and Street Standards has been requested to address two sections of South Whitehall Lane, discussed above. The existing development on the site is accessed from separate driveways. A new driveway will be designed to meet county requirements. The project will not result in any increased hazards or in inadequate emergency access. The Fire Department, Engineering Services Division and Public Works have reviewed the application and recommend approval, as conditioned.
- f. The project is proposing a total of two parking spaces. Staff believes this number of parking spaces is commensurate with the proposed number of employees (two full-time and two part-time) and no visitation. The proposed parking will meet the anticipated parking demand and will avoid providing excess parking, and will therefore have no impact.
- g. There is no aspect of this proposed project that would conflict with any adopted policies, plans, or programs supporting alternative transportation. The applicant has indicated that the project will incorporate bicycle incentives and providing priority parking for efficient transportation as part of their voluntary best management practices:

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<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 – Cultural Resources: Historical sites, Historical Sites – Lines, Arch sensitive areas, Arch sites, Arch surveys) no archaeological or tribal resources have been identified on the property. Invitation for tribal consultation was completed pursuant to AB 52 and one response was received from the Middletown Rancheria dated December 1, 2016, indicating that they would like to be notified should any resources be found. If any resources are found during earth disturbing activities, construction of the project would be required to cease and the appropriate individuals contacted in accordance with standard conditions of approval, as noted above in **Section V. Cultural Resources**.

Mitigation Measures: None required.

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

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-b. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact. Wastewater disposal would be accommodated on-site or utilize a hold and haul system in compliance with State and County regulations. 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 through an existing well.
- c. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which would cause a significant impact to the environment. The preliminary grading and drainage plan and storm water control plan have been reviewed by the Engineering Division. As conditioned, impacts would be less than significant.
- d. As discussed in the Hydrology and Water Quality section, according to the water analysis, the proposed water use (inclusive of the residential uses, landscaping, vineyard irrigation, and winery uses) is approximately 9.3 acre feet per year. Since the existing water use of 9.0 af/yr and proposed water use of 9.3 af/yr is less than the calculated availability of 19.97 af/yr based on the project sites location on the valley floor, the project complies with the Napa County Water Availability Analysis requirements. A Tier 2 and Tier 3 analysis are not required. Utilizing the Valley Floor screening criteria of 1 acre-foot of water per acre of land, the 19.97 acre site would have a water use availability of 19.97 acre-feet per year. Since the proposed water use of 9.3 acre-feet per year is less than the calculated availability of 19.97 acre-feet per year, the project would not require new or expanded entitlements and the project will have a less than significant impact on groundwater supply and recharge rates. The proposed project would only require 0.30 af/yr of groundwater.
- e. A Wastewater Disposal Feasibility Report was prepared for the project by Applied Civil Engineering, Inc., dated June 15, 2015. The report evaluated the disposal of both winery process and domestic wastewater, and presented two treatment and dispersal options, both of which meet the Napa County Environmental Health Design standards. As noted above, the project's winery process wastewater treatment would either be processed on-site or utilize a hold and haul tank system, wherein waste would be processed off-site. If the hold and haul option is selected, the East Bay Municipal Utility District would be the wastewater treatment provider which has a capacity in the millions of gallons.
- f. According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is disposed have more than sufficient capacity related to the current waste generation. Therefore, impacts would be less than significant.
- g. The project would comply with federal, state, and local statutes and regulations related to solid waste. Impacts would be less than significant.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. As discussed in Section IV above, all potential biological related impacts would be less than significant. As identified in Section V above, a no known historically sensitive sites or structures, archaeological or paleontological resources, sites of unique geological features have been identified within the project site. No historic or prehistoric resources are anticipated to be affected by the proposed project nor will the proposed project eliminate important examples of the major periods of California history or prehistory. In the event archaeological artifacts are found, a standard condition of approval would be incorporated into the project. Impacts would be less than significant.
- 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 analysis determined that all potential impacts were less than significant and would not contribute significantly to cumulative impacts.

The potential impact from an increase in air pollution and greenhouse gases are being addressed as discussed in the project's Greenhouse Gas Voluntary Best Management Practices including but not limited to generation of on-site renewable energy; vehicle miles traveled reduction plan including priority parking for carpools, hybrids, etc., employee housing; building to CALGREEN Tier 1 standards; energy conserving lighting; installation of an energy star roof/living roof/cool roof; bicycle incentives; installation of water efficient fixtures; low impact development; water efficient landscaping; recycle 75% of all waste; compost 75% of food and garden material; electric vehicle charging station; optimize natural heating and cooling through site design and building orientation; and design the buildings to LEED standards. Additional items are included in the Voluntary Best Management Practices Checklist for Development Projects form included with the Use Permit Application.

Traffic generation was calculated from winery operations, where the calculated trips reflect on-site employees and wine production. Under the Napa County General Plan, traffic volumes are projected to increase and will be caused by a combination of locally generated traffic as well as general regional growth. The General Plan EIR indicates that much of the forecasted increase in traffic on the arterial roadway network will result from traffic generated outside of the County; however the project will contribute a small amount toward the general overall increase. General Plan Policy CIR-16 states that "The County will seek to maintain an arterial Level of Service D or better on all County roadways, except where the level of Service already exceeds this standard and where increased intersection capacity is not feasible without substantial additional right of way." A Traffic Analysis, dated August 3, 2016, was prepared by Whitlock & Weinberger Transportation, Inc. (W-TRANS). To review cumulative conditions, the study added trips that will be generated by other approved and pending projects on the segment of Solano Avenue in the vicinity of Sleeping Lady Winery. The study segment is expected to continue operating acceptable at LOS A during both peak periods upon the addition of traffic associated with the project as well as other approved and pending projects.

The project does not propose new development that would have a significant impact on the environment or substantially change the existing conditions. With the imposition of standard and project specific conditions of approval, the project does not have impacts that are individually limited, but cumulatively considerable.

- c. All impacts identified in this Initial Study are less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

Mitigation Measures: None Required.

