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CEQA Addendum & Previously
Adopted Initial Study/Negative
Declaration



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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Planning Commission	From: Charlene Gallina, Supervising Planner
Date: August 16, 2017	Re: Titus Winery #P17-00128-MOD Addendum Assessor Parcel #021-353-013

Project Title

Titus Vineyards Winery - Use Permit Modification No. P17-00128

County Contact Person, Phone Number and Email

Charlene Gallina, Supervising Planner; 707.299.1355; charlene.gallina@countyofnapa.org

Project Location and APN

The proposed project is located on an 31.77 acre parcel on the west side of Silverado Trail approximately 1/4 miles northwest of the Silverado Trail/Deer Park Road intersection, within the AP (Agricultural Preserve) zoning district; 2971 Silverado Trail, St. Helena; APN: 021-353-013.

Project Representative's Name and contact information

Jeff Redding, Land Use Planning Services; 2423 Renfrew Street, Napa; 707.255.7375; jreddingaicp@comcast.net

Introduction

The Planning Commission approved Use Permit P13-00367-UP and Variance P13-00366-VAR on May 7, 2014. These permits authorized the construction of a new 14,469+/- sq.ft. winery building with 3,461 sq.ft. dedicated to accessory uses and 11,008 sq.ft. dedicated to production; a 3,983 sq.ft. covered crush pad; 10 full-time and 2 part-time employees; tours and tastings by appointment only on a daily basis up to a maximum of forty (40) visitors per day; a marketing plan that included the following: a) private promotional tastings with meals up to eight (8) per year with a maximum of twenty-five (25) guests (food to prepared within an on-site commercial kitchen), wine club marketing events up to four (4) per year with a maximum of 125 guests with catered food, wine release events up to six (6) per year with a maximum of 125 guests with catered food and use of portable toilets, and wine auction events up to two (2) per year with a maximum of 125 guests with catered food and use of portable toilets. Winery operational hours were authorized Monday through Sunday 8:00 am to 5:30 pm and 7 am to 10 pm (non-harvest production hours) and Monday through Sunday 10:00 am to 6:30 pm for visitation. A request for on premise consumption of wines produced on site was also authorized within the hospitality area and outdoor patio area. The applicant was also required to construct a twenty-one

(21) space parking area, three (3) space loading and staging areas, a new access driveway off of Silverado Trail, and a left turn lane on the northbound Silverado Trail approach to the project entrance. At the time of winery approval, an existing three (3) bedroom single-family residence and an agricultural barn used for farm equipment storage existed on the property and 26 acres out of the 31.77 acres were planted in vineyards along with two existing olive groves.

All winery improvements were completed in 2015 to the satisfaction of the County, with the exception of the corrections required to the left turn lane which were finally completed in July 2017 and will be formally accepted by the Board of Supervisors on August 15, 2017.

Planning staff prepared an Initial Study for the project and the Planning Commission adopted a Negative Declaration for the project. It should be noted that the Negative Declaration incorporated analyses for an original request of tours and tastings by appointment only on a daily basis for a maximum up to sixty (60) visitors per day. However, during the item's public hearing, the Planning Commission expressed concern over amount of weekly visitation and reduced the daily visitation level to a maximum of 40 per day with a maximum weekly set at 210 visitors versus 60 visitors per day at 280 maximum per week (based upon an average of 40 per day).

Statutory Background

Under the California Environmental Quality Act (CEQA), an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration is appropriate if minor technical changes or modifications to the proposed project occur (CEQA Guidelines 15164). An addendum is appropriate only if (1) no substantial changes are proposed which will require major revisions to the Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require such major revisions to the Negative Declaration; or (3) no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Negative Declaration was adopted (CEQA Guidelines 15162). . The Addendum need not be circulated for public review (CEQA Guidelines 15164 [c]); however an addendum is to be considered by the decision making body along with the previously-adopted environmental document prior to making a decision on the project (CEQA Guidelines 15164 [d]).

The Negative Declaration adopted in 2014 analyzed potential environmental impacts resulting from production, visitation, and marketing levels that exceeded what the Planning Commission ultimately approved. The proposed project seeks an increase in production and visitation to the level that was originally analyzed in the prior Negative Declaration. This Addendum demonstrates that the environmental analysis and impacts identified in the prior Negative Declaration remain substantially unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previously adopted Negative Declaration.

Applicable Reports in Circulation

This addendum is prepared as an addition to the Titus Vineyard Winery Negative Declaration adopted by the Planning Commission on May 7, 2014. A copy of said document is available for review at the offices of the Napa County Planning, Building and Environmental Services Department, 1195 Third Street, Suite 210, Napa CA.

Project Description

The applicant is requesting approval to modify the previously approved use permit to allow the following:

1. An increase in annual production from 24,000 to 48,000 gallons; and
2. An increase in daily visitors from 40 to 60 visitors (based upon an average of 50 of per day)

No changes are proposed to marketing or employees, nor are any physical changes to the winery proposed.

Minor Technical Changes or Additions to the Titus Vineyard Winery Negative Declaration

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

On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the thresholds. The court did not determine whether the 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 Air 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.

On December 17, 2015, the State Supreme Court (*California Building Industry Association v. Bay Area Air Quality Management District*, Case No. S213478) ruled on the case and remanded it to the Court of Appeals for further deliberations without addressing the validity of the specific thresholds in question. The Court of Appeals was instructed to address the validity of the 2012 thresholds of significance. To date the Court of Appeals has not ruled further.

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, emission sources for the proposed project will consist primarily of mobile sources including vehicles visiting the site. The *Bay Area Air Quality Management Plan* 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

(1999 *Guidelines*, p. 24). The original Negative Declaration adopted for the project concluded that the winery would generate 59 daily vehicle trips and 23 daily PM peak hour trips. On a typical Saturday, 58 daily trips with 29 peak hour trips would be expected. The updated Traffic Study, (dated December 6, 2016 and prepared by Crane Transportation Group) submitted by the applicant concluded that proposed visitation levels will be the same as evaluated in the November 2013 Crane Transportation Group Traffic Study, only visitation will be extended by an additional 1.5 hours, in which case, the traffic study evaluated a worst case scenario because visitation was compressed into a shorter timeframe resulting in more visitors per hour. The only new traffic expected resulting from the proposed modification would be 10 additional trucks per year accessing the Winery per year (or 1 or 2 trucks per month at the most). The Traffic Study further noted that the level of additional traffic would not result in any significant existing or cumulative off-site or Winery access circulation impacts. The resulting project-related trips are well below the established 2,000 vehicle trips/day for purposes of performing a detailed air quality analysis.

The proposed project traffic would contribute an insignificant amount of air pollution and would not conflict with or obstruct the implementation of any applicable air quality plan. 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 any applicable federal or state ambient air quality standard.

Greenhouse Gas Emissions: Overall increases in 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 is currently serving as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

The County requires project applicants to consider methods to reduce GHG emissions consistent with the Napa County General Plan Policy CON-63(e). In construction of the winery, the applicant incorporated GHG reduction methods including: planting of new vegetation over 0.5 acres, energy conserving lighting, installation of a cool roof, bicycle parking and directional signs to give information on biking in Napa Valley, installation of water efficient fixtures, implementation of low-impact development practices and included a bio-retention garden area and permeable pavements, implementation of recycling activities, composting of 75% food and garden material, implementation of a sustainable purchasing/shipping program, planting of deciduous trees on the south side of building elevation, electric vehicle charging station, incorporated of a site design that oriented the building to have southern exposure for natural heating, east-west cross breeze and 4’ overhangs for shade and summer cooling, and become a certified “Napa Green Winery” and certified Napa Green Land”.

Pursuant to State CEQA Guidelines Section 15183, because this Addendum assesses a project that is consistent with an adopted General Plan for which an Environmental Impact Report was prepared, it appropriately focuses on impacts which are “peculiar to the project,” rather than the cumulative impacts previously assessed. The increase in emissions expected as a result of the project traffic will be minimal and the project is in compliance with the County’s efforts to reduce emissions. For these reasons, project impacts related to GHG emissions are considered less than significant.

While it is an ongoing project, the County's Climate Action Plan has not been finalized or adopted and cannot be considered a formal threshold of significance for CEQA purposes. Energy use for increasing production by 24,000 gallons and visitation activities should be minimal given the above measures incorporated into the winery. Furthermore, there are no physical improvements required under this modification request or removal of any trees or other vegetation.

Hydrology: 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.

A water use analysis has been completed by Applied Civil Engineering on January 1, 2017 in accordance with the protocol adopted by the Board of Supervisors on May 12, 2015. The analysis estimates that groundwater use will increase from 14.4 acre feet per year to 15.0 acre feet per year. The screening criteria used for the project is 1.0 acre feet of water per acre of land per year, since the project site is located on the Valley Floor. The parcel size is approximately 31.77 acres, and therefore, the water use screening criteria is 31.77 acre feet per year.

Utility and Service Systems: The winery facility is served by separate process waste and domestic waste treatment and disposal systems. An onsite wastewater disposal feasibility study has been completed by Applied Civil Engineering on March 22, 2017. The analysis estimated that the wastewater flows associated with proposed visitation and production increase can be accommodated by the existing process waste and domestic waste systems. The only modification that is required is the process wastewater irrigation area will be expanded by at least 5.2 acres within the currently approved area to provide additional disposal capacity.

Summary and Findings

Review of the project has concluded that the project will not result in new impacts beyond those analyzed in the Titus Vineyard Winery Negative Declaration adopted in 2013. This application does not propose any new ground disturbance. The existing septic and public water system installed during winery construction can accommodate the requested increase in production and visitation. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a Subsequent Negative Declaration have occurred, and thus an Addendum to the 2013 Titus Vineyard Winery Negative Declaration is appropriate to satisfy CEQA requirements for the proposed project.

The following findings are provided in accordance with CEQA Section 15164 (e) concerning the decision not to prepare a subsequent Negative Declaration pursuant to Section 15162.

(1) None of the following conditions calling for preparation of a subsequent Negative Declaration have occurred:

(a) Substantial changes are proposed in the project which will require major revisions of the... Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects;

(b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions of the... Negative Declaration due to involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects; or

(c) New information of substantial importance which was not known could not have been known with the exercise of reasonable diligence at the time the previous... Negative Declaration was adopted, shows the following:

- (i) The project will have one or more significant effects not discussed in the previous Negative Declaration;
- (ii) Significant effects previously examined will be substantially more severe than previously shown in the previous Negative Declaration;
- (iii) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (iv) Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponent decline to adopt the mitigation measure or alternative.

(2) Only minor technical changes or additions are necessary to make the Negative Declaration under consideration adequate under CEQA.

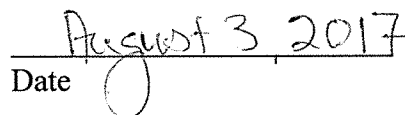
(3) The changes to the Negative Declaration made by the addendum do not raise important new issues about the significant effects on the environment.

This Addendum to the Titus Vineyard Winery Negative Declaration finds that actions under the proposed project, as identified herein, will not result in any new significant environmental effects or result in the substantial increase of any previously identified impacts in the previous Negative Declaration.

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.

By: Charlene Gallina, Supervising Planner


Signature


Date

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

Initial Study Checklist
(form updated September 2010)

1. **Project Title:** Titus Vineyard Winery, Use Permit P13-00367 and Variance P13-00366.
2. **Property Owner:** Lee Titus & Sons Ltd., 3264 Ehlers Lane, St. Helena, CA, 94558.
3. **Project Sponsor's Name and Address:** Eric & Phillip Titus, 3264 Ehlers Lane, St. Helena, CA, 94558.
4. **Representative:** Jeff Redding, 2423 Renfrew Street, Napa, CA 94558.
5. **County Contact Person, Phone Number and Email:** Charlene Gallina; (707) 299-1355; charlene.gallina@countyofnapa.org
6. **Project Location and APN:** The project is located on an 31.77 acre parcel on the west side of Silverado Trail approximately 1/4 miles northwest of the Silverado Trail/Deer Park Road intersection, within the AP (Agricultural Preserve) zoning district; 2971 Silverado Trail, St. Helena; APN: 021-353-013.
7. **General Plan Description:** Agricultural Resource (AR) Designation and Agricultural Watershed, & Open Space (AWOS). (Revised 4/30/14 consistent with State CEQA Guidelines §15073.5{c}{4}).
8. **Zoning:** Agricultural Preserve (AP) District.
9. **Background/Project History:** The 31.77 acre parcel consists of an existing three (3) bedroom single-family residence and an agricultural barn used for farm equipment storage. 26 acres out of the 31.77 acres are planted in vineyards. Two existing olive groves are also on the property. Approximately 3 acres of vines have already been removed in preparation of the site to accommodate development of the proposed winery.
10. **Project Description:** Approval of a Use Permit and Variance to establish a new winery with an annual production capacity of 24,000 gallons as follows:
 - (a) Construction of a new 14,469+/- sq.ft. winery building with 3,461 sq.ft. dedicated to accessory uses and 11,008 sq.ft. dedicated to production;
 - (b) A 3,983 sq.ft. covered crush pad;
 - (c) 10 full-time and 2 part-time employees;
 - (d) Tours and tastings by appointment only on a daily basis up to a maximum of sixty (60) visitors per day;
 - (e) A Marketing Plan that includes the following:
 - a. Private Promotional tastings with meals up to eight (8) per year with a maximum of twenty-five (25) guests (food prepared within an on-site commercial kitchen),
 - b. Wine Club Marketing events up to four (4) per year with a maximum of 125 guests with catered food,
 - c. Wine Release events up to six (6) per year with a maximum of 125 guests with catered food and use of portable toilets, and
 - d. Wine Auction events up to two (2) per year with a maximum of 125 guests with catered food and use of portable toilets
 - (f) Winery hours of operation Monday through Sunday 8:00 am to 5:30 pm and 7 am to 10 pm (non-harvest production hours);
 - (g) Visitation hours Monday through Sunday 10:00 am to 6:30 pm;
 - (h) Request for on premise consumption of wines produced on site within the hospitality area and outdoor patio area in accordance with AB 2004;
 - (i) Construction of a commercial kitchen;
 - (j) Construction of a twenty-one (21) space parking area, three (3) space loading and staging areas;
 - (k) Construction of a transient non-community water system and wastewater storage, treatment and disposal facilities;
 - (l) Construction of a new water storage tank (40,000 to 60,000 gallon) for fire suppression;
 - (m) Construction of a new access driveway off of Silverado Trail; and
 - (n) Construction of a left turn lane on the northbound Silverado Trail approach to the project entrance.

The proposal also includes a Variance request to encroach approximately 178 feet into the required 600 foot setback from Silverado Trail.

The project site abuts the Napa River on the west, and Silverado Trail on the east and includes existing vineyards and vegetation. An existing three (3) bedroom single-family residence and an agricultural barn used for farm equipment storage are located between the proposed winery and Silverado Trail. As proposed, the residence will not be used as part of the proposed winery and the barn will continue to be used for farm equipment storage.

11. **Environmental setting and surrounding land uses:** The 31.77 acre parcel on the west side of Silverado Trail, approximately 1/4 miles northwest of the Silverado Trail/Deer Park intersection. The project site abuts the Napa River on the west, and Silverado Trail on the east. Existing vineyards border the property on the south and north with an existing residence also located to the north of the subject parcel. Existing vegetation is located along the north property line acting as a natural screen. An existing three (3) bedroom single-family residence and an agricultural barn are located between the proposed winery and Silverado Trail. Approximately 26 acres out of the 31.77 acres are planted in vineyard, and two olive groves exist south of the existing residence and north of the agricultural barn. Approximately 3 acres of vines have already been removed in preparation of the site to accommodate development of the proposed winery.

The subject parcel is located on nearly level to gently sloping soil (average approximately 0% to 2%) with a soil type of Bale loam and a small strip of land along the Napa River at the western property boundary with a soil type of Yolo loam, 0% to 2%. Grading on-site will consist of spreading import fill to elevate the area proposed for improvement at least 1' above existing grade. No trees are proposed to be removed. The closest biological resource is the Napa River which is approximately 1,200 feet away from the proposed winery. The existing parcel is located almost entirely within the Napa River floodway and the 100 year flood plain. Surrounding land uses include rural residential, agriculture, and other wineries (Duckhorn Vineyards, Charles Krug Winery, Revana, Ballentine and Markham). The nearest residence is located over 300 feet to the east across Silverado Trail.

12. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement). Discretionary approvals required by the County consist of a new use permit and a variance. 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

Federal Trade and Taxation Bureau
Department of Alcoholic Beverage Control

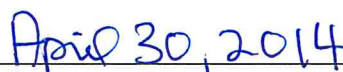
ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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.


Charlene Gallina, Supervising Planner
Napa County Planning, Building, & Environmental Services


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:

- a-c 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 area is defined by a mix of vineyard, winery, and residential uses situated along the floor of the Napa Valley. The project site abuts the Napa River on the west, and Silverado Trail on the east. Existing vineyards border the property on the south and north of the subject parcel. Existing vegetation is also located along the north property line acting as a natural screen. An existing three bedroom single-family residence and an agricultural barn are adjacent to Silverado Trail. Two olive groves currently exist south of the residence and north of the agricultural barn. 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 applicant has requested a variance setback for Silverado Trail. In addition, the new winery will be located 178 feet at its closest point to Silverado Trail increasing to 223 feet. An existing agricultural barn and existing residence, located between the proposed winery and Silverado Trail, will be used to screen the proposed winery. As proposed, another olive grove and coniferous trees will be planted in front of the northeast corner of the proposed winery building and 40,000 to 60,000 gallon water storage tank for fire suppression. Other landscaping proposed includes a mixed height of scrubs and sun perennials. Existing vegetation and proposed landscaping, as well as, existing structures will serve as a visual barrier for drive-by-motorist and adjacent properties located across Silverado Trail. There are no rock outcroppings visible from the road or other designated scenic resources on the property.
- d The construction of winery uses may result in the installation of additional lighting that may have the potential to impact nighttime views. Although the project is in an area that has a certain amount of existing nighttime lighting, the installation of new sources of nighttime lights may affect nighttime views. Pursuant to standard Napa County conditions of approval for wineries, outdoor lighting will be required to be shielded and directed downwards, with only low-level lighting allowed in parking areas. As designed, and as subject to the standard condition of approval, below, the project will not have a significant impact resulting from new sources of outside lighting.

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

Mitigation 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:

a/b/e. The project site is designated Prime Farmland and would not result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Important as shown on the Napa County Important Farmland Map 2002 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The proposed project would not conflict with existing zoning for agricultural uses. The subject parcel is currently under a Williamson Act contract (#P06-01333). This proposal does not violate the Williamson Act contract. The previous removal of the three-acre vines was not in violation of the existing contract. Should the County not authorize the winery, vineyards would be replanted. There are no other changes included in this proposal that would result in the conversion of Farmland beyond the immediate project site. General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. As a result, this application will not result in the conversion of special status farmland to a non-agricultural use.

c/d. The project site is zoned Agricultural Preserve (AP), which allows wineries upon grant of a use permit. According to the Napa County Environmental resource maps (based on the following layers – Sensitive Biotic Oak Woodlands, Riparian Woodland Forest and Coniferous Forest) the project site does not contain woodland or forested areas. Therefore, the proposed project will not conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

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

On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the thresholds. On August 12, 2013, the Court of Appeal reinstated the District's thresholds of significance provided in Table 3-1 (Criteria Air Pollutants & Precursors Screening Levels Sizes) and they are applicable for evaluating projects in Napa County.

The proposed project includes 24,000 gallons of production; meaning that this project would account for 58 maximum daily trips, inclusive of employees and visitation, on a typical weekday, and 74 trips on harvest-season day with no marketing events.

Over the long term, emission sources for the proposed project will consist primarily of mobile sources including vehicles visiting the site. The Air District's threshold of significance provided in Table 3-1 has determined that similar projects such as a quality restaurant that do not exceed a threshold of 47 ksf will not significantly impact air quality and do not require further study (BAAQMD CEQA Guidelines, May 2011 Pages 3-2 & 3-3.). Given the size of the new winery buildings, which is 14,469 sq.ft. compared to the BAAQMD's screening criterion of 47ksf NOX (high quality restaurant) and 541ksf (general light industry), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.)

The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan. Wineries as proposed here are not producers of air pollution in volumes substantial enough to result in an air quality plan conflict. The project site lies within the Napa Valley, which forms one of the climatologically distinct sub-regions (Napa County Sub region) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the Valley create a relatively high potential for air pollution. Over the long term, emissions resulting from the proposed project would consist primarily of mobile sources, including production-related deliveries and visitor and employee vehicles traveling to and from the winery. The resulting busiest day plus marketing total of 69 two-way trips is well below the threshold of significance. The proposed project would not result in a cumulatively considerable net increase in any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

d. In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project construction. Earthmoving and construction emissions would have a temporary effect; consisting mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings. The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts are considered less than significant:

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

- All exposed surfaces (e.g. parking areas, staging areas, soil piles, grading areas, and unpaved access (road) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- 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.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- 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.
- 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.
- 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.
- Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Furthermore, while earthmoving and construction on the site will generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified in Napa County's standard condition of approval relating to dust:

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur during windy periods.

- e. While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. Construction-phase pollutants will be reduced to a less than significant level by the above-noted standard condition of approval. The project will not create pollutant concentrations or objectionable odors affecting a substantial number of people.

Mitigation 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. According to the Napa County Environmental Resource Maps (based on the following layers - plants CNPS points & polygons, plant surveys, red legged frog core area and critical habitat, vernal pools & vernal pool species, Spotted Owl Habitat – 1.5 mile buffer and known fish presence) no known candidate, sensitive, or special status species have been identified as occurring within the project boundaries. The project would not have a substantial adverse effect on any special status species, or species of particular concern. As

discussed in the Section I above, the proposal and associated construction are minimal with no tree removal and proposed grading on-site will consist of spreading import fill to elevate the area proposed for improvement at least 1' above existing grade. In addition, the site has been prepped for the development of a winery with the removal of approximately 3 acres of vines. Furthermore, there were no species or site conditions, which would be considered essential for the support of a species with limited distribution or considered to be a sensitive natural plant community. The potential for this project to have an impact on special status species is less than significant.

c/d. According to the Napa County Environmental Resource Maps (based on the following layers – water bodies, vernal pools & vernal pool species) there are no wetlands on the property or on neighboring properties that would be affected by this project. The project site abuts the Napa River on the west. The proposed winery will be located on the east side of the property approximately 1,200 feet from the Napa River, and existing vines are planted between the Napa River and the proposed winery site. 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. Therefore, the project as proposed would have no impact to biological resources.

e/f. This project would not interfere with any ordinances protecting biological resources. The property contains several mature trees (firs, walnut, pine, olive) planted around the existing residence, agricultural barn and adjacent to Silverado Trail. As proposed, all of these trees will be retained. In addition, another olive grove and several coniferous trees will be planted in front of the northeast corner of the proposed winery building and fire suppression tank. Other landscaping proposed includes a mixed height of scrubs and sun perennials, which will be used to screen the proposed winery building, crush activities and parking/loading areas from drive-by motorist and adjacent properties across Silverado Trail. There are no tree preservation ordinances in effect in the County. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans.

Mitigation 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-c. According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no historical, archaeological, or paleontological resources, sites or unique geological features have been identified on the property. Previous studies conducted within a ¼ mile of the project site have been conducted and confirmed that artifact material could be found. However, none were encountered on the property when initially developed. Based on the proposed project plans, the winery will be located within a previously disturbed area that has been actively cultivated and maintained in vineyard for over 40 years. Furthermore, a pad to support the winery and associated improvements will be created by importing fill to elevate the area proposed for improvement above existing grade. This pad will protect any potential resource from being impacted by the project. Therefore, if resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval:

"In the event that archeological artifacts or human remains are discovered during any subsequent construction in the project area, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Planning, Building, and Environmental Services Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted

to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.”

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

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:

- a.
- i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regards to rupturing a known fault.
 - ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.
 - iii.) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest editions of the California Building Code for seismic stability would result in less than significant impacts.
 - iv.) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there are no landslide deposits in the proposed development area.
- b. The subject parcel is located on nearly level to gently sloping soil (average approximately 0% to 2%). Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the soils on site are comprised of a soil type of Bale Loam. A small strip of land along the Napa River at the western property boundary has a soil type of Yolo loam. The project approval will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance, which addresses sediment and erosion control measures and dust control, as applicable to ensure that development does not impact the Napa River, adjoining properties, and roadways.

- c/d. According to the Napa County Environmental Resource Maps (Surficial Deposits layer), the property is underlain by Holocene terrace deposits. Based on the Napa County Environmental Sensitivity Maps (liquefaction layer), the project site has a high susceptibility for liquefaction on the parcel. Development will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to the maximum extent possible.
- e. A Transient Non-Community Water System is proposed as part of the project to serve the winery, vineyard, visitors, and employees. The system will be designed by a licensed engineer and will be reviewed and approved by the Department of Environmental Health. There does not appear to be any limitation on this parcel's ability to support an on-site water system, which will be able to support the proposed project.

Mitigation Measures: None required.

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

Discussion:

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

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

In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents (CO₂e)]. This threshold of significance is appropriate for evaluating projects in Napa County.

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

The applicant proposes to incorporate GHG reduction methods including: roof mounted solar panels, planting of new vegetation over 0.5 acres, energy conserving lighting, installation of a cool roof, bicycle parking and directional signs to give information on biking in Napa Valley, installation of water efficient fixtures, implementation of low-impact development practices and include bio-retention or rain garden area and permeable pavements, implementation of recycling activities, composting of 75% food and garden material, implementation of a sustainable purchasing/shipping program, planting of deciduous trees on the south side of building elevation, electric vehicle charging station, incorporation of a site design that orients the building to have southern exposure for natural heating, east-west cross breeze and 4' overhangs for shade and summer cooling, and becoming a certified "Napa Green Winery" and certified Napa Green Land".

The proposed project has been evaluated against the BAAQMD thresholds and determined that the project would not exceed the 1,100 MT/yr of CO₂e. GHG Emission reductions from local programs and project level actions, such as application of the Cal Green Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those winery features noted above would combine to further reduce emissions below BAAQMD thresholds.

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

Mitigation 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

- g. The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan.
- h. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires.

Mitigation 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: On January 14, 2014 Governor Jerry Brown declared a drought emergency in the state of California. The declaration stopped short of imposing mandatory conservation measures statewide. Mandatory water restrictions are being left to individual jurisdictions. At this time the County of Napa has not adopted or implemented mandatory water use restrictions. The County requires all Use Permit applicants to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project. On June 28, 2011 the Board of Supervisors approved creation of a Groundwater Resources Advisory Committee (GRAC). The GRAC's purpose was to assist County staff and technical consultants with recommendations regarding groundwater, including data collection, monitoring, well pump test protocols, management objectives, and community support. The County completed a county-wide assessment of groundwater resources (Napa County Groundwater Conditions and Groundwater Monitoring Recommendations Report, February 2011) and developed a groundwater monitoring program (Napa County Groundwater Monitoring Plan 2013, January 2013). The County also completed a 2013 Updated Hydrogeologic Conceptualization and Characterization of Groundwater Conditions (January 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-Tuluca (MST) area, however, have shown increasing depths to groundwater, but recent stabilization in many locations. Groundwater availability, recharge, storage and yield are 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 understand of groundwater resources in the County, the Napa County Groundwater Monitoring Plan recommended 18 Areas of Interest (AOIs) for additional groundwater level and water quality monitoring. Through the well owner and public outreach efforts of the Groundwater Resources Advisory Committee (GRAC), approximately 40 new wells have been added to the monitoring program within these areas. Groundwater Sustainability Objectives were developed and recommended by the GRAC. In their recommendations, the Committee reviews the goal of developing sustainability objectives, provides a definition, and explains the shared responsibility for Groundwater Sustainability. They go on to review the important role of monitoring as a means to achieving groundwater sustainability and the principles underlying the sustainability objectives. The groundwater sustainability objectives are outlined, along with an implementation table, which provides additional recommendations on how, metrics of success, by when, by whom, and estimated cost ranges.

Groundwater Sustainability Objectives were also developed by the GRAC and recommended to the Board of Supervisors. In their recommendations, the Committee reviews the goal of developing sustainability objectives, provides a definition of groundwater sustainability, and explains the shared responsibility for groundwater sustainability. They go on to review the important role of monitoring as a means to achieving groundwater sustainability and the principles underlying the sustainability objectives. The Groundwater Sustainability Objectives are outlined, along with a Sustainability Objectives Implementation Table, which provides additional recommendations on how, metrics of success, timeframes, responsibility, and estimated cost ranges.

a/b. The project is not expected to violate any water quality standards or waste discharge requirements nor substantially deplete local groundwater supplies. The Transient Non-Community Water System Information report prepared by Applied Civil Engineering, dated October 2, 2013 indicates that water for the existing residential and agricultural uses is currently provided by two existing groundwater wells. One well, known as the "Barn Well" is located just west of the existing barn building, approximately 125 feet north of the existing residence. This well was constructed in December 1997 and has an estimated yield of 40 gallons per minute. The second well, known as the "Vineyard Well" is located in the southwest portion of the adjacent property, which is also owned by the Titus Family (APN 021-353-003). This well was constructed in July 2000 and has an estimated yield of 130 gallons per minute. Neither well was constructed with a 50-foot deep annular seal as required for public water supplies and therefore a new well must be drilled to serve the new water system per local, state and federal water quality requirements. As conditioned by the Division of Environmental Health, a Transient Non-Community Water System (a water system to serve the winery, visitors, and employees) will be required with construction of the new winery.

The total projected water use for the existing residential, agricultural uses and the proposed winery is ~~12.9~~14.2 AF/YR. The water use for the property is currently 13.8 AF/YR (Residence – 0.75 AF/YR and Vineyards - 13.0 AF/YR). A new well will be dedicated to serving the domestic water needs of the winery (production, visitation and marketing activities, and landscaping) and residence only. As proposed, the two existing wells will continue to serve vineyard irrigation needs. Therefore, the estimated annual water demand for vineyard irrigation needs will be reduced to 11.5 AF/YR due to the 3 acres of vines removed from production for the proposed winery. The existing residence remains the same at 0.75 AF/YR and the new winery will be 0.64 AF/YR (production, and visitation and marketing activities, ~~and landscaping~~). New landscaping installed for the project will be 1.3 AF/YR. To date, the County is not aware of, nor has it received any reports of, ground water shortages near the project area. Napa County has established a threshold of 31.77 AF/YR for this parcel, which is calculated by applying a rate of 1.0 AF/YR multiplied by the acreage of the site; therefore the estimated water demand of ~~12.9~~14.2 AF/YR (representing an increase by 0.4 AF/YR) is below the threshold established for the parcel. No further analysis is required. (Revised 4/30/14 consistent with State CEQA Guidelines §15073.5(c)(4)).

c-e. The project proposal will not alter any drainage patterns on site or cause an increase in erosion on or off site. The project would be required to incorporate an erosion control plan to manage onsite surface drainage and erosion of onsite soils during construction and winter months (October to April). A 6,900 sq.ft. landscape and bioretention area will be provided between the proposed project's paved driveway and parking area to capture excess runoff from the building site and evaporate, infiltrate or otherwise dissipate between storms. By incorporating this design and application of Standard Measures associated with an erosion control plan, this project would have a less than significant impact on drainage and siltation. There are no existing or planned stormwater systems that would be affected by this project.

f. There is nothing included in this proposal that would otherwise substantially degrade water quality. As discussed in greater detail at, "a," above, the Division of Environmental Health has reviewed and determined that Transient Non-Community Water System will need to be implemented (e.g., permitted and inspected) to meet the facility's needs. No information has been encountered that would indicate a substantial impact to water quality.

g-i. According to Napa County environmental resource mapping (*Floodplain and Dam Levee Inundation* layers), the proposed project falls within the Napa River 100 year FEMA designated floodplain, and within the Bell Canyon Dam levee inundation area. No new housing is proposed as a part of this project. An existing single-family residence is located on the property adjacent to Silverado Trail. During winery construction, fill will be placed directly into the building development area. Approximately +/- 9,800 cubic yards of fill will be trucked in for the parking lot and building pad at a depth of one (1) foot feet minimum. The estimated time for completing the importing operations is 4 to 6 weeks with an average of 30 trucks per day. Furthermore, it has been confirmed by the applicant that the Base Flood Elevation for the winery building will be 238 feet and the proposed buildings will have a finished floor elevation of 239 feet or higher, which is more than the one foot minimum above the Base Flood Elevation required by Napa County Code Section 16.04.730A. The Engineering Services Division

has reviewed this aspect of the project and recommends approval subject to conditions. Therefore, this project will not expose people or structures to a significant risk due to flooding.

j. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows.

Mitigation Measures: None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. 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-c. The project would not occur within an established community, nor would it result in the division of an established community. The project complies with the Napa County Code and all other applicable regulations. The subject parcel is located in the AP (Agricultural Preserve) zoning district, which allow wineries and uses accessory to wineries subject to use permit approval. The proposed project is compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

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

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

The General Plan includes two complimentary policies requiring wineries to be designed generally of a high architectural quality for the site and its surroundings. The proposed winery will convey the required permanence and improving the buildings overall attractiveness. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measures: None required.

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

Discussion:

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

Mitigation 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"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b. The project will result in a temporary increase in noise levels during the brief construction of the project. 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. Given the proximity to the neighbors, the closest of who is located over 300 feet away, 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 7am-7pm on weekdays, 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. Conditions of approval would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels.

c/d. Noise from winery operations is generally limited; however, the proposed visitation and marketing plan could create additional noise impacts. The proposed visitation plan requests a maximum of 60 visitors per day and the marketing plan includes a number of events on a monthly and annual basis, some of which would include up to 125 visitors (12 per year). The Napa County Noise Ordinance, which was adopted in 1984, sets the maximum permissible received sound level for a rural residence as 45 db between the hours of 10 p.m. and 7 a.m. While the 45 db limitation is strict (45 db is roughly equivalent to the sound generated by a quiet conversation), the area surrounding the subject property is developed, with a scattering of homes located in the immediate vicinity. The nearest residence is located over 300 feet to the east across Silverado Trail. The proposed winery building will be set back approximately 218 feet from the centerline of Silverado Trail. As designed, the existing agricultural barn, the existing residence and two olive groves will provide a visual and noise buffer between the proposed winery and the nearest residence across Silverado Trail. Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against amplified music, should ensure that marketing events and other winery activities do not create a significant noise impact. Events and non-amplified music are required to finish by 10 p.m. every evening.

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

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. 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. Staffing for the winery would include ten full-time and two part-time employees. The Association of Bay Area Governments' *Projections 2003* figures indicate that the total population of Napa County is projected to increase some 23% by the year 2030 (*Napa County Baseline Data Report*, November 30, 2005). Additionally, the County's *Baseline Data Report* indicates that total housing units currently programmed in county and municipal housing elements exceed ABAG growth projections by approximately 15%. The ten full-time and two part-time employee positions, which are part of this project, will most likely lead to some population growth in Napa County. However, relative to the County's projected low to moderate growth rate and overall adequate programmed housing supply that population growth does not rise to a level of environmental significance. In addition, the project will be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs.

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

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

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. 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 Marshall conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire Department and Engineering Services Division have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees, property tax increases, and taxes from the sale of wine will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

Mitigation Measures: None required.

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

Discussion:

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

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with General Plan Policy CIR-23, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b. The 31.77 acre project site is located on the west side of Silverado Trail approximately 1/4 mile north of the intersection with Deer Park Road. A single-family residence currently exists on the property, which utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual has a standard daily trip generation rate of 10 average daily trips (ADTs). The project includes the construction of a 14,469+/- sq.ft. winery with an annual production capacity of 24,000 gallons. The site will accommodate up to ten (10) full-time employees and two (2) part-time employees on-site with the ability to park 21 vehicles, with up to 60 daily visitors by appointment and a marketing plan. Marketing activities would occur outside the weekday and Saturday peak traffic periods (7-10 AM and 4-6 PM). Daily tours and tastings would end after weekday peak traffic periods (4-6 PM). Access to the proposed winery would be from Silverado Trail via a new access driveway 1/4 mile north from the intersection with Deer Park Road. A dedicated left-turn lane on the northbound Silverado Trail approach to the project entrance will be constructed.

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

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

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

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

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

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

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

Based upon the Traffic Impact Report prepared by Crane Transportation Group, dated October 3, 2013, the proposed winery is expected to generate 59 daily trips and 23 daily PM peak hour trips. On a typical Saturday, 58 daily trips with 29 peak hour trips would be expected. Furthermore, it is anticipated during winery construction, that fill will be placed directly into the building development area. The estimated time for completing the importing operations is 4 to 6 weeks with an average of 30 trucks per day. In addition, the applicant is seeking conceptual approval of three options for their wastewater disposal system, in which one option includes use of a hold and haul system, which is considered by the applicant as a last preference. Under this scenario, it is estimated that 5,000 gallons per week of processing waste would be generated during the harvest season. In this case, if a 6,000 gallon pumping truck was used, an additional 2 trips would be generated by the winery per week. If a 1,500 or 2,000 gallon pumping truck was used, an additional 6 or 8 trips would be generated by the winery per week. During the rest of the year, these trips would be much less. It should also be noted that traffic operations were also analyzed for cumulative (Year 2030) conditions. Based on traffic forecast, volumes on Silverado Trail and at the intersection of Deer Park Road would minimally impact the level of service during Friday and Saturday peak traffic hours. Additional measures implemented by the County, including scheduling events and visitation outside of peak periods (currently a condition of approval), would further mitigate long term conditions.

The General Plan EIR anticipates a cumulative traffic increase and service level changes to Silverado Trail as existing wineries expand and/or new wineries area added over the next 20 years. The Department of Public Works has reviewed the project's Traffic Study and recommends approval of the project. Additional measures implemented by the County, including scheduling events and visitation outside of peak periods (currently a condition of approval), would further reduce long term conditions.

c. This proposed project would not result in any change to air traffic patterns.

d.-e. The applicant has proposed to incorporate into the project design a left turn lane on the northbound Silverado Trail approach to the project entrance. Volumes will exceed County left turn lane warrant criteria at this location. The turn lane will be built to County standards and will improve safety for northbound vehicles on Silverado Trail making a left turn into the winery. The left turn pocket, taper and transition will also be designed and striped to provide breaks in the striping to accommodate turn movements to/from driveways on the east side of Silverado Trail in

the vicinity of the Titus Winery entrance. Sight lines will be adequate at the project's proposed driveway connection to Silverado Trail. The Department of Public Works has reviewed project access and recommends approval of the northbound left turn design and new driveway access. A condition of approval will be added to the project requiring that this left turn lane be installed in conjunction with the construction of the winery. The Napa County Fire Marshall has reviewed this application and has identified no significant impacts related to emergency vehicle access provided that standard conditions of approval are incorporated. Project impacts related to traffic hazards and emergency access are expected to be less than significant.

- e. The project proposes a total of 21 parking spaces. These parking spaces would be sufficient to accommodate parking needs during normal business days for employees and visitors. Additional parking will be required for larger marketing events. The applicant proposes to provide valet services for larger events. The applicant has sufficient space to accommodate additional parking throughout the remainder of the property. No parking will be permitted within the right-of-way of Silverado Trail. The project will not conflict with General Plan Policy CIR-23 so as to cause potentially significant environmental impacts.
- g. There is no aspect of this proposed project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

Mitigation Measures: None required.

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

Discussion:

- a. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact.
- b. The project will not require construction of any new water treatment facilities that will result in a significant impact to the environment. Water will be provided by a new well. A new wastewater system will be constructed on site. At this time, the applicant is seeking conceptual approval of three options which is address in the order of preference. The decision about which type of wastewater disposal system(s) to implement will be made by the Applicant and the Engineer at the time of building permit submittal. Option 1 is a combined sanitary and process wastewater surface drip disposal system whereby both the sanitary and process wastewater from the winery would be pretreated and disposed of in a subsurface drip type septic system. Option 2 is a sanitary wastewater subsurface drip disposal field and process wastewater treatment for irrigation in which sanitary wastewater would be disposed of in a subsurface drip type septic system and the winery process wastewater would be collected separately, pretreated, stored and used onsite for irrigation of the existing vineyards or landscaping. Option 3 is a sanitary wastewater subsurface drip disposal field and process wastewater hold and haul in which sanitary wastewater would be disposed of in a subsurface drip type septic system and the winery process wastewater would be temporarily stored

and then would be hauled offsite for treatment and disposal by the Napa Sanitary District, East Bay Municipal Utility District or a similar municipal wastewater treatment plant. Each option has been reviewed by the Environmental Health Division and has been recommended for approval subject to conditions. The system will be designed by a licensed engineer and will be reviewed and approved by the Division of Environmental Health.

- c. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which will cause a significant impact to the environment.
- d. The project has sufficient water supplies to serve projected needs. The water use for the property is currently 13.8 AF/YR. The projected water use for the project is ~~12.9~~14.2 AF/YR. Napa County has established a threshold of 31.77 AF/YR for this parcel; therefore the estimated water demand of ~~12.9~~14.2 AF/YR is below the threshold established for the parcel. No further analysis is required. (Revised 4/30/14 consistent with State CEQA Guidelines §15073.5(c)(4)).
- e. Wastewater will be treated on-site and will not require a wastewater treatment provider.
- f. The project will be served by a landfill with sufficient capacity to meet the projects demands. No significant impact will occur from the disposal of solid waste generated by the project.
- g. The project will comply with federal, state, and local statutes and regulations related to solid waste.

Mitigation Measures: None required.

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

Discussion:

- a. The project as proposed will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential air quality, green house gas emissions, hydrology, and traffic impacts are discussed in the respective sections above. The project would also increase the demands for public services to a limited extent, increase traffic and air pollution, all of which contribute to cumulative effects when future development in Napa Valley is considered. Cumulative impacts of these issues are discussed in previous sections of this Initial Study and would not be of significant impact.
- c. There are no environmental effects caused by this project that would result in substantial adverse effects on human beings, whether directly or indirectly. No hazardous conditions resulting from this project have been identified. The project would not have any environmental effects that would result in significant impacts.

Mitigation Measures: None Required.