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Initial Study/Negative Declaration

COUNTY OF NAPA
PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT
1195 THIRD STEET SUITE 210
NAPA, CA 94559
(707) 253-4417

Initial Study Checklist
(form updated October 2016)

1. **Project Title:** Vine Cliff Winery Modification #P17-00129-MOD
2. **Property Owner:** Charles and Nell Sweeney Family 2003 Trust dba Vine Cliff Winery
3. **Applicant:** Michael Sweeney, 7400 Silverado Trail, Napa 94558; (707) 287-7387; Michael@VineCliff.com
4. **Project Representative:** George Monteverdi; PO Box 6079 Napa, CA 94581; 707-761-2561; George@MontevdiConsulting.com
5. **County Contact Person, Phone Number and email:** Wyntress Balcher, (707) 299-1351; wyntress.balcher@countyofnapa.org
6. **Project Location and APN:** A ±99.59 acre parcel, located on the east side of Silverado Trail approximately one mile south of its intersection with Oakville Cross Road; 7400 Silverado Trail, Napa 94558; APN:032-030-027
7. **General Plan description:** Agriculture, Watershed and Open Space (AWOS)
8. **Zoning:** Agricultural Watershed (AW)

9. **Background/Project History:**

The winery was established under the Napa County Small Winery Exemption #SW-178889 on September 14, 1988, for a 10,000 gallon winery, construction of a new 4,028 ft² winery building and use of ±2,072 ft² historic caves; no more than two (2) full-time and two (2) part-time employees, no public tours or tasting; and no more than one (1) visitor/day, seven (7) /week (no tours/tastings).

A use permit modification request (#94180-MOD) was approved by the Zoning Administrator on February 17, 1995, to allow redesign of the winery floor plan which included the existing ±1,498 ft² barrel room; the construction of a 2,926 ft² raised tank pad; and the construction of a 2,071 ft². slab for grape reception and crushing.

Use Permit Application #96095-UP was approved by the Planning Commission on December 18, 1996 to: 1) increase the annual production capacity from 10,000 to 30,000 gallons; 2) construct a 840 ft² mezzanine within the existing 1,498 ft² barrel room building; 3) construct a single story administrative office building for offices, a conference room, a kitchen and a tasting/reception room; 4) use the existing 2,072 ft² cave and the new 10,255 ft² caves (total ±12,327 ft²) for wine barrel storage only; 5) allow custom production for 3 custom produces utilizing 5,000 gallon/year of the 30,000 gallon/year production capacity; 6) allow private tours and tastings by prior appointment, 100 per year, maximum four (4) persons; and, 7) to add marketing activities: tours and tasting for wine trade only, two (2) times/ week, maximum 4 persons; luncheons for wine trade only, two (2) times/month, maximum 10 persons; and private promotional dinners for persons who have pre-established business or personal relationships with the winery or its owners, six (6) time/year, for a maximum 12 persons. Mitigation measures included construction of a left turn lane to serve the winery and a requirement to use water and/or dust palliatives during grading and construction were included as conditions of approval.

On October 20, 1998, Use Permit Modification #98041-MOD was approved by the Zoning Administrator to allow a revision of the floor plan for the approved but unbuilt 3,835 ft² winery administrative office building to add 123 ft² for a total 3,958 ft² structure for use as: office, tasting/reception, conference, kitchen and lab/storage areas. The modification also relocated the second cave portal to enter into the "tasting/reception" area of the administration building. No changes to winery operations were proposed.

On May 5, 1999, Use Permit #98323-UP was approved by the Planning Commission to: 1) increase the production

capacity from 30,000 to 48,000 gallons; 2) increase the area of the cave from 12,327 ft² to 15,000 ft² to use for barrel storage and wine library wine storage; 3) construct a maximum 21 parking off-street parking spaces; and, 4) modify the marketing plan to: tours and tasting for wine trade only, two (2) times/ week, maximum four (4) persons; luncheons for wine trade only, two (2) times/month, maximum 50 persons; and private promotional dinners for persons who have pre-established business or personal relationships with the winery or its owners, six (6) time/year, for a maximum 50 persons, events hours from 11:00 AM to 11:00 PM, and to allow marketing functions in the caves. The approval included a condition that the winery would be closed for retail sales when there will be over 40 persons attending any of the subject events, and the events would not be scheduled to begin or end between 4:00 to 6:00 PM.

On April 3, 2008, a Use Permit Minor Modification (#P08-00159-VMM) was administratively approved to redesign and reduce the previously approved 3,835 ft² hospitality and administration building to 2,393 ft², but leaving it on the same footprint as the original plans, and removing custom crush from the previous use permit.

On February 2, 2015, the winery was issued a Notice of Violation where the 2013 Wine Audit concluded that the winery was not in compliance with the allowable visitation levels. The notice advised that a decision modify the use permit or reduce the levels of visitation was to be provided to the County. This application for a modification of the use permit was filed to increase visitation and marketing activities in accordance with the notice.

10. **Description of Project.**

The current use permit modification of an existing 48,000 gallon winery seeks to: 1) increase private tours and tasting from 100 per year (maximum four (4) persons/tour and tasting by appointment) to 50 visitors per day, by appointment only, with food pairing; 2) modify the approved marketing program (wine trade tours and tasting, twice per week maximum 4 guests; wine trade luncheons, two (2) /month, maximum 50 guests; and private promotional dinners, six (6)/year, maximum 50 guests) to add six (6) marketing events/year, a maximum 100 guests with food preparation by a licensed caterer; 3) close the winery for retail sales and daily tours/tasting on the days marketing events occur; 4) use portable toilet facilities at all events; 5) increase employees from two (2) full-time and two (2) part-time to 10 full-time and six (6) part-time employees; and 6) add on-premise consumption of wine purchased at the winery to occur within the tasting room, the immediate proximity of the winery including the nearby pond and garden area, and within winery caves in accordance with Business and Professions Code Sections 23358, 23390 and 2.3396.5. Limited improvements to the driveway to comply with the current Napa County Road and Street Standards are also included in the project.

11. **Describe the environmental setting and surrounding land uses.**

The project is located on a ±99.59 acre parcel located on east side of Silverado Trail, ± one mile south of Oakville Cross Road, approximately 2.5 miles northeast of the Town of Yountville boundary, and ±2,000 feet northwest of Rector Reservoir. The property is on the Yountville, California USGS Quad, at elevation ±280 feet MSL. The existing winery and cave site are located on the southeastern portion of the property within a drainage canyon with moderate slopes (±18%) with 30% slopes located behind toward the north and northeast with residential uses located above the 30% slopes toward the north side of the property.

The Napa County Environmental Sensitivity maps indicate this parcel is located within a geologically sensitive area indicating a land creep near the southeastern property line and a questionable small landslide deposit along the northeasterly property line. Foundation materials consist of Pre-Quaternary deposits and bedrock, late Tertiary Assemblages, andesitic to basaltic lava flows and Holocene fan deposits; overlain by Boomer gravelly loam series, 30-50% slopes. East of the stream, the foundation materials consist of bedrock, overlain by Forward Gravelly loam, Haire Loam, and Coombs Gravelly loam soil series. Runoff is slow, the erosion hazard is slight. There is a very low risk of liquefaction. Vegetative cover is primarily vineyard, domestic-introduced landscaping, wild grasses, and a riparian habitat adjacent to the stream. The Environmental Sensitivity maps (Natural Diversity Database) indicate this parcel is located in an area sensitive for Sonoma beardtongue (*Penstemon newberry* var. *sonomensis*) and Holly-leaved ceanothus (*Ceanothus purpureus*) native plants. A small portion of the property, ± 625 feet from the winery is located within the edge of a cultural sensitivity area, noted by the Napa County Environmental Sensitivity maps. The parcel is located within the State Responsibility Area (SRA) for fire protection.

There is an existing 24,034 ft² winery including associated caves, two (2) residences, ±25 acres of vineyards, paved access roads and parking area, and a pond on the property. There is an existing left turn lane on Silverado Trail serving the parcel. Adjacent land uses include agriculture, large lot residential, State Department of Fish and Wildlife headquarters, and Rector Reservoir. The closest off-site residence is located 1,500 feet north of the subject property.

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

The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, waste disposal permits, and an encroachment permit, in addition to CalFire. Permits may also be required

Responsible (R) and Trustee (T) Agencies

Other Agencies Contacted

Federal Trade and Taxation Bureau
Department of Alcoholic Beverage Control

- 13. **Tribal Cultural Resources.** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.2. If so, has consultation begun?

Notifications of Proposed Project Pursuant to PRC Code Section 210803.2 were forwarded to the tribes on August 28, 2017. The September 28, 2017 letter from the Yocha Dehe Tribe was received on October 2, 2107, stating that their Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. The letter stated further that the tribe has cultural interest in the proposed projected area, but is not aware of any known cultural resources near the project site. Therefore, no cultural monitoring is needed.

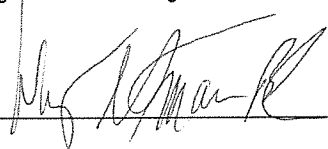
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental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

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

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

Signature  Date 12/21/2017

Name: Wyntriss Balchew Napa County Planning, Building and Environmental Services Department

	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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-c The project site is an existing winery located on Silverado Trail, a designated Viewshed road in the Community Character Element of the Napa County General Plan. The winery cannot be seen from the road due to its off-set placement within the canyon, the tree plantings along the curved roadway, landscaping along the frontage and around the structures, and due to the distance from the road, ±1,000 feet. There are no new structures proposed as part of this project that could have the potential to significantly affect the aesthetics of the site.

d The project does not propose any physical changes to the existing winery and would not introduce any additional source of lights that could significantly impact daytime or nighttime views of the area. The increase in visitors and events will not create substantial glare either during the day or nighttime. Special events will be limited to 10 p.m. and the six (6) additional events a year will not introduce additional light sources above what currently exists. 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.

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

6.3 LIGHTING – PLAN SUBMITTAL

a. *Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.*

b. *All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. 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 exempt from this requirement.*

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. Based on a review of Napa County environmental resource mapping (Department of Conservation Farmlands, 2012 layer), the site is classified as "Unique Farmland". The project will not result in the removal of vineyards inasmuch as the project does not propose any physical changes to the land. The General Plan Agricultural Preservation and Land Use Element 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. There is no Williamson Act contract associated with the parcel. There are no changes included in this proposal that would result in the conversion of Farmland beyond the existing facilities.

c/d. The project site is zoned Agricultural Watershed (AW) which allows wineries upon grant of a use permit. According to the Napa County Environmental resource maps (based on the following layers – Sensitive Biotic Oak Woodlands, Riparian Woodland Forest and Coniferous Forest) the project site 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.

Mitigation Measures: None required.

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

Discussion:

On June 2, 2010, the Bay Area Air Quality Management District's (BAAQMD) Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. These Thresholds are designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAQMD's website and included in BAAQMD's updated CEQA Guidelines (updated May 2012). The Thresholds are advisory and may be followed by local agencies at their own discretion.

The Thresholds were challenged in court. Following litigation in the trial court, the court of appeal, and the California Supreme Court, all of the Thresholds were upheld. However, in an opinion issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an analysis of the impacts of locating development in areas subject to environmental hazards unless the project would exacerbate existing environmental hazards. The Supreme Court also found that CEQA requires the analysis of exposing people to environmental hazards in specific circumstances, including the location of development near airports, schools near sources of toxic contamination, and certain exemptions for infill and workforce housing. The Supreme Court also held that public agencies remain free to conduct this analysis regardless of whether it is required by CEQA.

In view of the Supreme Court's opinion, local agencies may rely on Thresholds designed to reflect the impact of locating development near areas of toxic air contamination where such an analysis is required by CEQA or where the agency has determined that such an analysis would assist in making a decision about the project. However, the Thresholds are not mandatory and agencies should apply them only after determining that they reflect an appropriate measure of a project's impacts. These Guidelines may inform environmental review for development projects in the Bay Area, but do not commit local governments or BAAQMD to any specific course of regulatory action.

BAAQMD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies or other technical information that may be in the Guidelines or Thresholds Justification Report. The Air District is currently working to revise any outdated information in the Guidelines as part of its update to the CEQA Guidelines and thresholds of significance.

a-c. The mountains bordering Napa Valley block much of the prevailing northwesterly winds throughout the year. Sunshine is plentiful in Napa County, and summertime can be very warm in the valley, particularly in the northern end. Winters are usually mild, with cool temperatures overnight and mild-to-moderate temperatures during the day. Wintertime temperatures tend to be slightly cooler in the northern end of the valley. Winds are generally calm throughout the county. Annual precipitation averages range from about 24 inches in low elevations to more than 40 inches in the mountains.

Ozone and fine particle pollution, or PM_{2.5}, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM_{2.5} occasionally does reach unhealthy concentrations. There are multiple reasons for PM_{2.5} exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM_{2.5} within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM_{2.5} levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAQMD, *In Your Community: Napa County*, April 2016).

The impacts associated with implementation of the Project were evaluated consistent with guidance provided by BAAQMD. Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria set forth in the enabling legislation. The criteria air pollutants emitted by development, traffic and other activities anticipated under the proposed development include ozone, ozone precursors oxides of nitrogen and reactive organic gases (NO_x and ROG), carbon monoxide (CO), nitrogen dioxide (NO₂), and suspended particulate matter (PM₁₀ and PM_{2.5}). Other criteria pollutants, such as lead and sulfur dioxide (SO₂), would not be substantially emitted by the proposed development or traffic, and air quality standards for them are being met throughout the Bay Area.

BAAQMD has not officially recommended the use of its thresholds in CEQA analyses and CEQA ultimately allows lead agencies the discretion to determine whether a particular environmental impact would be considered significant, as evidenced by scientific or other factual data. BAAQMD also states that lead agencies need to determine appropriate air quality thresholds to use for each project they review based on substantial evidence that they include in the administrative record of the CEQA document. One resource BAAQMD provides as a reference for determining appropriate thresholds is the *California Environmental Quality Act Air Quality Guidelines* developed by its staff in 2010 and as updated through May 2017. These guidelines outline substantial evidence supporting a variety of thresholds of significance.

As mentioned above, in 2010, the BAAQMD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAQMD through May 2017. There is an existing total ±21,696 ft² production facility and ±2,338 ft² administration building for a total 24,034 ft² winery; no changes are proposed in the total winery floor area. When compared to the BAAQMD's operational criteria pollutant screening size of 541,000 ft² for general light industrial, and compared to the BAAQMD's screening criterion of 47,000 square feet for a high quality restaurant, the project would not significantly impact air quality and does not require further study (BAAQMD CEQA Guidelines, May 2017 Pages 3-2 & 3-3.). Given the size of the existing winery facilities, compared to the BAAQMD's screening criterion of 47ksf (high quality restaurant) and 541ksf (general light industry) for NO_x (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.)

The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan. Wineries as proposed here are not producers of air pollution in volumes substantial enough to result in an air quality plan conflict. The project site lies within the Napa Valley, which forms one of the climatologically distinct sub-regions (Napa County Sub region) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the Valley create a relatively high potential for air pollution. Over the long term, emissions resulting from the proposed project would consist primarily of mobile sources, including production-related deliveries and visitor and employee vehicles traveling to and from the winery. The resulting busiest day, an additional total of 35 new daily 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.

The project falls well below the screening criteria as noted above, and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts.

- d. In the short term, potential air quality impacts are most likely to result from limited earthmoving activities for the access driveway. Improvements and construction emissions would have a temporary effect; consisting mainly of dust generated during the minimal grading and other construction activities, exhaust emissions from construction related equipment and vehicles. The activities would not expose sensitive receptors to substantial pollutant concentrations, since the closest receptor is ±1,500 feet from any construction activities. To address the emissions, 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:

7.0 Project Construction

"c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.*
2. *Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.*
3. *Cover all haul trucks transporting soil, sand, or other loose material off-site.*
4. *Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
5. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
6. *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.*
7. *Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.*
8. *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. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ: http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website: <http://www.arb.ca.gov/portable/portable.htm>."*

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:

7.0 Project Construction

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph."

- e. While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. Construction-phase pollutants will be reduced to a less than significant level by the above-noted standard condition of approval. The project will not create pollutant concentrations or objectionable odors affecting a substantial number of people. The closest off-site receptor is ±1,500 feet north from the existing winery and project site.

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 Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b. According to the Napa County Environmental Resource Maps (based on the following layers - plants CNPS points & polygons, plant surveys, red legged frog core area and critical habitat, vernal pools & vernal pool species, Spotted Owl Habitat – 1.5 mile buffer and known fish presence) the project is located within an area identified as sensitive for Sonoma beardtongue (*penstemon newberryi* var. *sonomensis*) and holly-leaved ceanothus (*Ceanothus purpureus*). The project does not propose any extensive land-disturbing activities with the exception of minor improvements adjacent to the existing driveway, which is bordered by a gravel shoulder. Therefore, no significant impact on special status species would be expected.

c/d. There are no wetlands on the property or on neighboring properties that would be affected by this project. Therefore, 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. There are no Habitat Conservation Plans or other similar plans in effect for this area that would be affected by this project, therefore 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-c. According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) archaeological or paleontological resources, sites or unique geological features have been identified on the property. Based on the limited land disturbing activities adjacent to the existing driveway, there would be no impact to cultural resources. However, if resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval:

“7.2 ARCHAEOLOGICAL FINDING

“In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be 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 permittee shall comply with the requirements of Public Resources Code Section 5097.98.”

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

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<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
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 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: 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) Strong seismic ground shaking: 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) Seismic-related ground failure: 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) Landslides: According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there is a soil creep area identified near the southwestern portion of the property near the road and a questionable small landslide deposit to the northeast of the existing winery and caves. A Geo-technical Investigation was prepared for the original use permit (Herzog, September 7, 1988), which found that soil creep was occurring, but there was no massive sliding in recent past. The project includes the use of existing structures and caves and does not propose the construction of additional structures, reducing the risk from landslide to a level of insignificance.
- b. The proposed project will involve minimal improvements of the existing access driveway, occurring on slopes less than 15%. Based upon the County Environmental Sensitivity Maps, the soils on site are comprised of Boomer gravelly loam, 30 to 50 percent slopes; Boomer loam, 2 to 15 percent slopes; Cortina very stony loam, 0 to 5 percent slopes; and Rock outcrop-Hambright complex, 50 to 75 percent slopes. The project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance which addresses sediment and erosion control measures and dust control, as applicable.
- c/d. According to County Environmental Sensitivity maps, the project is located on the USGS Yountville Quadrangle and the surficial deposits are Pre-Quaternary deposits and bedrock, with by Late Tertiary Assemblages, andesitic to Basaltic lava flows and Holocene Alluvial fan deposits. . Based on the Napa County Environmental Sensitivity Maps (liquefaction layer) the project site has a medium to very low risk for liquefaction. 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. No expansion of the existing septic system is proposed as part of the project. An inspection of the system will be required by the Environmental Health Division to ensure that the system has no deficiencies. During all marketing events, temporary toilet facilities will be used. The existing system was designed by a licensed engineer and was reviewed and approved by the Department of Environmental Management. There has not been any limitation on this parcel's ability to support the existing on-site septic system and it 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
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VII. GREENHOUSE GAS EMISSIONS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

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

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016 the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: 2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016.³ This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or <http://www.countyofnapa.org/CAP/>. The final draft of CAP was released on June 5, 2017 for public review and Planning Commission consideration and recommendation to the Board of Supervisors.

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 emission inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria (Table 3-1 – Criteria Air Pollutants and Precursors & GHG Screening Level Sizes) and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents (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.)

For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing winery operations have been discussed.

GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide, methane, ozone, and the fluorocarbons, that contribute to climate change (a widely accepted theory/science explain human effects on the atmosphere). Carbon Dioxide (CO₂) gas, the principal greenhouse gas (GHG) being emitted by human activities, and whose concentration in the atmosphere is most affected by human activity, also serves as the reference gas to compare other greenhouse gases. Agricultural sources of carbon emissions include forest clearing, land-use changes, biomass burning, and farm equipment and management activity emissions http://www.climatechange.ca.gov/glossary/letter_c.html). Equivalent Carbon Dioxide (CO₂e) is the most commonly reported type of GHG emission and a way to get one number that approximates total emissions from all the different gasses that contribute to GHG (BAAMD CEQA Air Quality Guidelines, May 2012). In this case, carbon dioxide (CO₂) is used as the reference atom/compound to obtain atmospheric carbon CO₂ effects of GHG. Carbon stocks are converted to carbon dioxide equivalents (CO₂e) by multiplying the carbon total by 44/12 (or 3.67), which is the ratio of the atomic mass of a carbon dioxide molecule to the atomic mass of a carbon atom (<http://www.nciasi2.org/COLE/index.html>).

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

In addition to the one time Construction Emissions, "Operational Emissions" of the winery are also considered and include: i) any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project compared to a "no project" scenario (hereinafter referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the winery, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions). Operational Emissions from the existing winery are the primary source of emissions over the long-term when compared to one-time construction emissions. The proposed project has been evaluated against the BAAQMD thresholds Table 3-1 (Operational GHG Screening Level Sizes). A high quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses. Given the total size of the existing ±24,034 ft² in area (21,696 ft² production area and 2,338 ft² administrative/hospitality area) and given that no expansion is proposed by the project, compared to the BAAQMD's GHG screening criteria of 121,000 ft² for general industrial and 9,000 ft² for high quality restaurant, the project was determined not to exceed the 1,100 MT of CO₂e/year GHG threshold of significance established by the District, and further analysis (and quantification) of GHG emissions is not warranted.

Furthermore, the applicant has indicated that the existing winery incorporates the following voluntary best management practices: planned generation of on-site renewable energy with the installation of ground mount PV array; construction of the approved but not built mixed use structure will aspire to CALGREEN Tier 1 or Tier 2 standards and to exceed Title 24 energy efficiency standards; a vehicle miles traveled (VMT) reduction plan; continued use of energy conserving lighting; energy star roof/living roof/cool roof is used on the roof of tunnel between the barrel storage room and winery building and will implement Energy Star roofing in future re-roofing; promotion of bicycle incentives; connect to recycled water when it becomes available; maintenance of installed water efficient fixtures; approved but not built structure will be designed to minimize earthmoving; continue to recycle 75% of all waste; maintain shade trees planted within 40 feet of the south side of building elevation; electrical vehicle charging station; the existing site design is oriented and designed to optimize conditions for natural heating, cooling and day lighting of interior spaces and to maximum winery sun exposure such as a cave; continue local food production; educate staff and visitors on sustainable practices; continue to use 70-80% cover crop; and retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site.

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

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

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

Mitigation Measures: None required.

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

Discussion:

- a. According to the Napa County Environmental Resource Maps (Fire Hazard Severity) the project is located within moderate to very high fire hazard area designation, and the project could increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The project has been reviewed by the Napa County Fire Marshall who recommended approval of the project subject to conditions related to compliance with applicable standards, regulations codes and ordinances at time of any Building Permit issuances and that beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized. Such fire and life safety items include sprinklers; water storage with sufficient fire flow, fire pumps, fire service mains, fire hydrants, adequate access and access road to all buildings, facilities, and development; and defensible space (10' along roads and 100' around structures). Application of the conditions of approval presented by the Fire Marshall and compliance with the Napa Building Code and the Napa County Road and Street Standards will serve to reduce potential significant adverse fire impacts to an insignificant level.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. 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-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project is not expected to violate any water quality standards or waste discharge requirements nor substantially deplete local groundwater supplies. The project's existing septic system is adequate to treat and dispose of the expected sewage waste and the applicant proposes the use of portable toilets during all marketing events. The Napa County Division of Environmental Health has reviewed the domestic and process wastewater systems and recommends approval as conditioned. Additionally, any earth disturbing activities would be subject to the County's Stormwater Ordinance, which would include measures to prevent erosion, sediment, and waste materials from entering waterways both during and after any construction activities. Given the County's Best Management Practices, which comply with RWQCB requirements, the project does not have the potential to significantly impact water quality and discharge standards.
- b. In 2009, Napa County began a comprehensive study of its groundwater resources to meet identified action items in the County's 2008 General Plan update. The study, by Luhdorff and Scalmanini Consulting Engineers (LSCE), emphasized developing a sound understanding of groundwater conditions and implementing an expanded groundwater monitoring and data management program as a foundation for integrated water resources planning and dissemination of water resources information. The 2011 baseline study by LSCE, which included over 600 wells and data going back over 50 years, concluded that "the groundwater levels in Napa County are stable, except for portions of the MST district".

To better understand groundwater resources, 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 retained Luhdorff and Scalmanini who completed a county-wide assessment of groundwater resources (Napa County Groundwater Conditions and Groundwater Monitoring Recommendations Report (Feb. 2011)) and developed a groundwater monitoring program (Napa County Groundwater Monitoring Plan 2013 (Jan. 2013)) and also completed a 2013 Updated Hydrogeologic Conceptualization and Characterization of Groundwater Conditions (Jan. 2013). The 2011 baseline study by LSCE concluded that "the groundwater

levels in Napa County are stable, except for portions of the MST district". Most wells elsewhere within the Napa Valley floor with a sufficient record indicate that groundwater levels are more affected by climatic conditions, are within historical levels, and seem to recover from dry periods during subsequent wet or normal periods. The LSCE Study also concluded that, on a regional scale, there appear to be no current groundwater quality issues except north of Calistoga (mostly naturally occurring boron and trace metals) and in the Carneros region (mostly salinity).

On January 14, 2014, Governor Jerry Brown declared a drought emergency in the state of California. That declaration was followed up on April 1, 2015, when the Governor directed the State Water Resources Control Board to implement mandatory water reductions in cities and towns across California to reduce water usage by 25 percent. These water restrictions do not apply to agricultural users. However, on April 7, 2017, Governor Jerry Brown signed an executive order lifting California's drought emergency in all but four counties (Fresno, Kings, Tulare, and Tuolumne). The County of Napa had not adopted or implemented any additional mandatory water use restrictions. The County requires all Use Permit applicants to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project and to implement water saving measures to prepare for periods of limited water supply and to conserve limited groundwater resources.

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

In general, recent studies have found that groundwater levels in the Napa Valley Floor exhibit stable long-term trends with a shallow depth to water. Historical trends in the Milliken-Sarco-Tulucay (MST) area, however, have shown increasing depths to groundwater, but recent stabilization in many locations. Groundwater availability, recharge, storage and yield is not consistent across the County. More is known about the resource where historical data have been collected. Less is known in areas with limited data or unknown geology. In order to fill existing data gaps and to provide a better 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 GRAC, approximately 40 new wells have been added to the monitoring program within these areas.

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

The project is located on a ±99.6 acre parcel in a "hillside zone". A Water Availability Analysis (WAA) was prepared for the project (O'Connor Environmental, Inc, February 27, 2017) and submitted with the application. The study included a Tier 1 analysis detailing the existing and proposed groundwater demands. Since the project is located in the area designated "hillside", a Tier 2 water analysis was prepared to analyze any well or spring interference and the aquifer recharge. The analysis indicates that the existing total water demand is **17.8 AF/YR**, specifically:

EXISTING WINERY WATER DEMAND	
	Acre feet per year
Winery Processing: 48,000 gallons	1.03
Residences: 2 (plus pool and landscaping)	3.03
Employees: 8 full time; 2 part time	0.108
Visitors: 1,095 annually	0.010
Event Visitors: 1,500 annually	0.069
Domestic Landscaping Irrigation (Winery)	1.05
Vineyard – (±25 ac) Irrigation, heat and frost protection	12.50
TOTAL	17.80

The analysis concluded that the projected water demand for the project is **18.01 AF/YR**, specifically:

PROPOSED WINERY WATER DEMAND	
	Acre feet per year
Winery Processing: 48,000 gallons	1.03
Residences (2)	3.03
Employees: 10 full time; 6 Part time	0.168
Visitors: 14,600 annually	0.134
Events Visitors: 2,100 annually	0.097
Domestic Landscaping irrigation (winery)	1.05
Vineyard (±25 ac) Irrigation, heat and frost protection	12.50
TOTAL	18.01

As a result of the foregoing, annual water demand for this parcel would increase 0.2 af/yr, from 17.80 af/yr. to 18.01 af/yr. The report utilized a Soil Water Balance model was used to estimate the annual recharge in the vicinity of the project parcel. The simulated water year 2010 (average water year) recharge results indicated that recharge varied across the project recharge area from 2.2 to 6.6 inches. The simulated water year 2014 (dry water year) recharge results indicate that recharge varied across the project recharge area from zero to 2.9 inches. The simulated Water Year 2010 runoff for the project recharge area represents ~32% of the precipitation, somewhat higher than the results for the Conn Creek Watershed (25%). The simulated water year 2010 groundwater recharge for the watershed represents ~11% of the precipitation, which is significantly less than the results for the Conn Creek watershed (21%). The total proposed water use for the project recharge area is estimated to be 65.5 af/yr, representing 64% of the estimated mean annual water available for recharge of 103.3 af/yr. This comparison indicates that the project aquifer has modest surplus of water in terms of annual use compared to annual recharge, and that the aquifer storage is more than six times the annual recharge. When comparison is restricted to the footprint of the project parcel, the total proposed water use is a smaller percentage (52%) of the mean annual groundwater recharge. Given the surplus of groundwater resources in terms of estimated annual groundwater recharge during average water years and the significant volume groundwater in storage, the increase in water use associated with the proposed use permit modification is unlikely to result in reductions in groundwater levels or depletion of groundwater resources over time. The closest neighboring well to the two existing wells on the project parcel appear to be located ±1,275 feet northeast of the upper well on the adjacent parcel to the north. Based on the WAA guidance document, a Tier 2 well interference analysis is not required given that non-project wells are located greater than 500 feet from the project wells. Since the closest neighboring well to the project wells is located more than 500 feet from the project wells, it is presumed that significant well interference is unlikely to occur per County guidance. The analysis also included a spring interference evaluation and the engineer concluded that the ornamental/landscape pond on the parcel is in a topographical position that could be consistent with a spring source. The potential spring on the parcel is not used for domestic or agricultural purposes and the Tier 2 spring interference criterion is presumptively as the no natural springs for use for domestic or agricultural purposes is located within 1,500 feet of the project wells.

- 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 any construction of driveway improvements during winter months (October to April). There are no existing stormwater systems that would be affected by this project. If the driveway improvements disturb more than one acre of land, the permittee will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction activities. The property includes vineyards, domestic landscaping and other pervious areas that have the capacity to absorb runoff. By incorporating a Standard Measures erosion control plan, this project would have a less than significant impact on drainage and siltation.
- f. There is nothing included in this proposal that would otherwise substantially degrade water quality. As discussed in greater detail at, "a.," above, the project does not propose any changes to the wastewater system and the Division of Environmental Health has reviewed project the sanitary wastewater proposal and has found the proposed system adequate to meet the facility's septic needs. No information has been encountered that would indicate a substantial impact to water quality.
- g-i. According to the Napa County Environmental Resource Maps (based on the following layer: flood zones, dam levee inundation), the project site is not located within a flood hazard area, nor would it impede or redirect flood flows or expose structures or people to flooding. The project site is not located within a dam or levee failure inundation zone. The project does not include the development of housing.
- j. In coming years, higher global temperatures are expected to raise sea level by expanding ocean water, melting mountain glaciers and small ice caps, and causing portions of Greenland and the Antarctic ice sheets to melt. The Intergovernmental

Panel on Climate Change estimates that the global average sea level will rise between 0.6 and 2 feet over the next century (IPCC, 2007). However, the project area is located at ±280 ft. above mean sea level and there is no known history of mud flow in the vicinity. The project will not subject people or structures to a significant risk of inundation from tsunami, seiche, or mudflow.

Mitigation Measures: None Required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The project is an existing winery, located within an area dominated by agriculture and large lot residential uses. The proposed use and the improvements proposed, however, are in support of the ongoing agricultural use in the area.
- b) The subject parcel is located in the AW (Agricultural Watershed) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The existing winery facilities are in compliance 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.

The 2008 Napa County General Plan ensures that every important land use decision will be scrutinized and assessed for its potential to affect the quality of life, the environment we live in, the ability to farm, process agricultural products, and get those products to market. The Agricultural Land Use Goal AG/LU-1 is to preserve existing agricultural land uses and plan for agriculture and related activities as the primary land use; and Land Use Goal AG/LU-3 is to support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands. The project proposes to increase visitation and marketing activities which support the economic viability of the winery to ensure the preservation of agricultural land, fully consistent with the Napa County General Plan.

Agricultural Preservation and Land Use Policy AG/LU 1 of the 2008 General Plan states "agriculture and related activities are the primary land uses in Napa County" and Land Use Policy AG-LU-2 states that: "'agriculture" is defined as the raising of crops, trees, and livestock; the production and processing of agricultural products; and the related marketing, sales, and other accessory uses..." The property's General Plan land use designation is AWOS (Agriculture Watershed & Open Space), which allows "agriculture, processing of agricultural products, and single-family dwellings." The existing winery is supported by the incidental and subordinate visitation and marketing activities, and this increase will support continuation of the "fermenting and processing of grape juice into wine" (NCC §18.08.640), utilizing the existing grapes grown on the project parcel and utilizing other Napa County grapes owned or purchased by the applicant, and supporting the continuation of agriculture as a dominant land use within the County. Further, the project supports the economic viability of agriculture consistent with the General Plan Economic Development Policy E-1, "The County's economic development will focus on ensuring the continued viability of agriculture in Napa County."

The 2008 General Plan includes two complimentary policies requiring that new wineries, "...be designed to convey their permanence and attractiveness." (General Plan Agricultural Preservation and Land Use Policy AG/LU-10 and General Plan Community Character Policy CC-2). The existing winery production building office/hospitality building and office/hospitality building are generally of a high architectural quality and utilize wood, patio areas, and landscaping,

conveying the required permanence of the buildings and improving the building's overall attractiveness. There are no proposed physical changes to the winery structures.

- c. There are no habitat conservation plans or natural community conservation plans that are 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. The Conservation and the Recreation and Open Space Elements of the Napa County General Plan does not indicate the presence of valuable or locally important mineral resources on the project site. Therefore, the project would not result in a loss of a mineral resource of any value.

Mitigation Measures: None required.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 minimal grading activities associated with the improvements to the driveway; noise generated during this time is not anticipated to be significant. Any construction activities will be limited to daylight hours, occurring during the period of 7 am- 7 pm on weekdays, normal hours of human activity, using properly muffled vehicles. All construction activities shall be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16), reducing the potential adverse impact to a less than significant level. The standard noise condition of approval applied to use permits to address the construction noise is as follows:

7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

Since the project proposes visitation and marketing events, potential noise from loud music is addressed by the condition, which prohibits the use of amplified sound systems or amplified music outdoors. The proposed construction grading should not result in the generation of excessive groundborne vibrations or ground born noise levels greater than those created by general farm plowing activities. Since the project proposes increased visitation and marketing events, potential noise from loud music is addressed by the following condition, which prohibits the use of amplified sound systems or amplified music outdoors.

"4.10 AMPLIFIED MUSIC

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

c/d. Although a limited amount of temporary noise may be generated during project driveway improvement construction, that noise will cease. A substantial permanent, temporary, or periodic increase in ambient noise levels would not be expected. The anticipated level of noise to occur following the completion of construction would be reduced with conditions addressing limits to hours of operation where periodic loud activities such as the proposed marketing events would be required to cease by 10:00P M. The closest residence is 1,500 feet, located in a valley above the winery at the 550 ft. MSL elevation. Potential impact from marketing noise would not be expected due to the distance and topographical constraints. Nonetheless, the standard conditions of approval as described under Section a and b above would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Enforcement of Napa County's Exterior Noise Ordinance is and will be provided the Napa County Sheriff address noise related issues including, but not limited to, prohibiting outdoor-amplified sounds.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. There are modest increases in overall employment by the winery by eight full time and four part-time employees therefore. The Association of Bay Area Governments' *Projections 2003* figures indicate that the total population of Napa County is projected to increase some 23% by the year 2030 (*Napa County Baseline Data Report*, November 30, 2005). Additionally, the County's *Baseline Data Report* indicates that total housing units currently programmed in county and municipal housing elements exceed ABAG growth projections by approximately 15%. The additional six (6) 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:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. Public services are currently provided to the project area, and as the winery has been in full operation, the additional demand placed on existing services would be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshall conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire Department and the Engineering Services Division have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have 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
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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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with General Plan Policy CIR-23, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a/b. The project proposes to increase the number of employees, visitors and marketing events, specifically: increase **from 2 full-time/ two (2) part-time to 10 full-time/six (6) part-time employees**; increase visitation from 100 annual visitors (maximum 4 persons/ day) to 50 visitors per day; and, increase marketing events from two (2) /week, maximum four (4) guests; two (2) /month, maximum 50 guests; and six (6)/year, maximum 50 guest) **to add six (6)year, a maximum 100 guests**. The winery will close for retail sales and daily tours/tasting on the days marketing events occur. Access to the winery is directly from Silverado Trail, where there is an existing left turn lane servicing the property.

A Traffic Impact Report was prepared for the project (Crane Transportation Group, June 1, 2017). The study included a traffic count for harvest Friday PM commute peak hour and Saturday afternoon peak hour. According to the report, historical traffic count information for major Napa County roadways indicates that there are higher volumes during this time period than during all other times of the year. The counts indicate that 3:15 – 4:15 PM on Friday is the peak traffic time, during harvest, and the Peak PM traffic occurring at 3:30-4:30 PM on Saturday.

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)

The Napa County General Plan Circulation Element Policy CIR-16, states that the County shall seek to maintain an adequate level of service and at intersections, and seeks to maintain an arterial LOS D or better on all county roadways except where maintaining this desired level of service would require the installation of more travel lanes than those shown on the General Plan Circulation Map. The General Plan EIR identified Silverado Trail operating at LOS C during Peak Hour between Yountville Cross Road and Sage Canyon at LOS C in 2003, with projected in 2030 to decrease to LOS D southbound. The traffic analysis evaluated Yountville Cross Road and Oakville Crossroads, the nearest roads intersecting with Silverado Trail to the project. The analysis determined that the Oakville Cross Road intersection is at LOS F during Friday PM Peak hour and at LOS E during the Saturday PM peak hour. On Yountville Cross Road, its intersection is operating at LOS F on Friday PM peak hour at LOS F during the Saturday PM peak hour. In the "Cumulative Harvest without Project" analysis, Oakville Cross Road would degrade to LOS F at the Saturday PM peak hour. The analysis found that with the project, the LOS would not be different. The intersections are unsignalized, resulting in long waiting times.

Existing, year 2020, and year 2030 ("Cumulative- General Plan Buildout") operating conditions were evaluated both with and without project traffic at the Silverado Trail intersections with the project driveway, Yountville Cross Road and Oakville Cross Road. The report indicated that the additional 35 visitor and employee daily trips generated by the project would not result in a significant increase to the level of service or signal warrant impacts at the Silverado Trail intersections with Oakville Cross Road or Yountville Cross Road during wither the Friday or Saturday PM peak traffic hours, and the increase would have a less than significant impact. The project would not increase volume passing through the Oakville Cross Road by one (1) percent or more (.2% on Friday, .1% on Saturday), nor increase volumes on the stop sign controlled approach. The project would not increase volume passing through the Yountville Cross Road by one (1) percent or more (.3% on Friday, .1% on Saturday), nor increase volumes on the stop sign controlled approach. The increase of six (6) annual marketing events would be scheduled to preclude any new traffic on the road between 3:00 and 5:30 PM on any day. Conditions on the Winery's use permit require no marketing events are to be scheduled to begin or end between 4:00 and 6:00 PM, reducing the project potential traffic impact.

The report concluded that the proposed project would not result in any significant off-site circulation impacts to the two intersections with Silverado Trail, Yountville Cross Road and Oakville Cross Road). The project further states that the project would not degrade operations from acceptable to unacceptable at any location, increase peak hour volumes by 1 percent or greater at any location already experiencing unacceptable "Without Project" operation, nor increase volumes on the stop sign control side street approaches to Silverado Trail by 10 percent or greater in the Year 2016 Harvest plus project; Year 2020 Harvest plus project and the Cumulative (2030) Harvest plus project off-site.

Sight line adequacy was also evaluated at the project driveway intersection with Silverado Trail and found that sight lines at the project driveway and Silverado Trail meet minimum stopping sight distance criteria based upon the Caltrans March 2014 Highway Design Manual.

- c. This project will not result in the construction of any new structures or facilities therefore; the project would not result in any change to air traffic patterns.
- d/e. The project has direct access from Silverado Trail. The project does not propose any physical changes to the highway and the improvements to the driveway will not impact traffic or access to the property. Compliance with the Napa County Road and Street Standards is required as a standard condition of approval, which will serve to ensure that there is safe and adequate ingress and egress. 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.
- f. There is currently sufficient parking for the existing residential uses and winery provided on site. The previous project approval authorized twenty-one parking spaces for the 48,000 gallon winery. These parking spaces would be sufficient to accommodate parking needs during normal business days for employees and visitors. Additional parking will be required during marketing events. The applicant has sufficient space to accommodate some additional parking throughout the remainder of the property. No parking will be permitted that will obstruct access via the driveway nor 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 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
XVII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
a/b According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags), there is a designated historical landmark on the property, a historic wine cave used by the winery. Near the southeast corner of the property near the road, the property is shown within a cultural sensitivity sphere. A letter dated September 28, 2017 was received from the Yocha Dehe Tribe, stating that their Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. But, the letter stated further that the tribe has cultural interest in the proposed projected area, but is not aware of any known cultural resources near the project site. Therefore, the potential impact to cultural resources is reduced to a level of insignificance. As noted in Section V above, the standard conditions of approval placed on the project requires that if resources are found during any grading for the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard condition of approval as noted above.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVIII. 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 facility 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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 wastewater disposal can be accommodated on-site in compliance with State and County regulations and since there is sufficient water on the site to support the system, the proposed project would not be expected to result in a significant impact to the environment. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact on the environment relative to wastewater discharge. Wastewater disposal will be accommodated on-site and in compliance with State and County regulations.
- b. The project has been reviewed by the Environmental Health Divisions and the project and the project will not require an expansion of the existing facilities and would not cause significant environmental effects. Water is being provided by existing wells and adequate water is available.
- c. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, and, thus, will not result in any significant impact on the environment since there will be no land disturbance or alteration of the land surface.
- d. The project has sufficient water supplies to serve projected needs. The annual water demand for this parcel would increase 0.2 af/yr, from 65.42 af/yr. to 65.63 af/yr. The report utilized a Soil Water Balance model to estimate water available for aquifer recharge in the project area what revealed that average year recharge was 4.0 inches/year or 103.3 acre-ft. /year (af/yr). The total water use for the project recharge area is estimated to be 65.63 af/yr representing 64% of the mean annual recharge. This indicates that the project is unlikely to result in declines in groundwater elevations or depletion of groundwater resources over time.
- e. Wastewater is being treated on-site through an existing septic system 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. Standard conditions of approval will be placed on the project which will require compliance 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
XIX. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The 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. Physical changes by this project will be minimal limited to improvements to the existing driveway.
- b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential air quality, greenhouse gas emissions, and traffic impacts are discussed in the respective sections above. The project would not result in any significant off-site circulation impacts to the two intersections with Silverado Trail Yountville Cross Road and Oakville Cross Road). The project further states that the project would not degrade operations from acceptable to unacceptable at any location, increase peak hour volumes by 1 percent or greater at any location already experiencing unacceptable "Without Project" operation. The project will require a slight increase in groundwater extraction (.2 af/yr), and the calculated demand by the existing winery is well below the established threshold for the property. The project would also increase the demands for public services to a limited extent and will increase 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, wherein the impact from an increase in air pollution is being addressed as discussed in the project's Greenhouse Gas Voluntary Best Management Practices including but not limited to: planned generation of on-site renewable energy with the installation of ground mount PV array; construction of the approved but not built mixed use structure will aspire to CALGREEN Tier 1 or Tier 2 standards and propose to exceed Title 24 energy efficiency standards; a vehicle miles traveled (VMT) reduction plan; continued use of energy conserving lighting; energy star roof/living roof/cool roof is used on the roof of tunnel between barrel storage room and winery building and will implement Energy Star roofing in future re-roofing; promote bicycle incentives; connect to recycled water when it becomes available; maintain installed water efficient fixtures; approved future structure will be designed to minimize earthmoving; continued recycling 75% of all waste; maintain shade trees planted within 40 feet of the south side of building elevation; an electrical vehicle charging station; the existing site design is oriented and designed to optimize conditions for natural heating, cooling and day lighting of interior spaces and to maximum winery sun exposure such as a cave; continue local food production ; will educate staff and visitors on sustainable practices; continue to use 70-80% cover crop; and retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site
- c. This project would not have any environmental effects that would cause substantial adverse effects on human beings. All environmental effects from this project have been mitigated to a level of insignificance. No other environmental effects have been identified that would cause, either directly or indirectly, adverse effects on human beings.

Mitigation Measures: None Required.