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Mitigated Negative Declaration

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

Initial Study Checklist
(form updated January 2019)

1. **Project Title:** Rombauer Vineyards Major Modification #P19-00103-MOD
2. **Property Owner:** Sheana and K.R.Rombauer, Korner Rombauer Trust
3. **County Contact Person, Phone Number and email:** Wyntress Balcher, (707) 299-1351, wyntress.balcher@countyofnapa.org
4. **Project Location and Assessor's Parcel Number (APN):** The project is located on a ± 31.85 acre parcel and a portion of a 5.15 acre portion located on the west side of Silverado Trail, approximately .77 miles north of Glass Mountain Road; 3522 Silverado Trail, St. Helena, APN: 021-410-025 (Winery) and APN: 021-410-024 (Use of parcel). [USE OF PARCEL - WHAT DOES THAT MEAN?]
5. **Project sponsor's name and address:** Lynn Sletto, 3522 Silverado Trail, St. Helena, CA, 94574, (707) 963-6629; lynns@rombauer.com.
6. **General Plan description:** Agricultural Resource (AR)
7. **Zoning:** AP (Agricultural Preserve)
8. **Background/Project History:**

March 4, 1982 – Small Winery Use Permit Exemption filed on December 22, 1981 and determined not eligible for the exemption by the then Conservation, Development and Planning Department (CDPD).

#U-338182 - Use Permit approved by the Planning Commission on May 19, 1982, to establish a 48,000 gal/yr, 3 story, 23,750 ft² winery, with no public tours or tasting, and a minimum of 12 parking spaces. Hours of operation – 9:00 a.m. to 4:00 p.m., 5 days per week; Number of Employees authorized – two (one full time; one part-time).

#U-188384 - Use Permit approved by the Planning Commission on October 19, 1983, to increase production capacity of the existing winery from 48,000 gallons to 120,000 gallons; increase the number of employees to five (5); and extended the hours of operation to 8:00 AM to 5:00 PM. No other changes were requested and conditions of approval relative to Use Permit U-338182 applied to this action.

#96016-UP - The Planning Commission approves Use Permit Modification #96016-UP on June 3, 1998 allowing expansion of the existing winery in one phase (refer to description below under November 24, 1998).

June 9, 1998 – Appeal of Planning Commission decision by Casa Nuestra, neighbor to the south on Silverado Trail.

#96010-MOD –Major Modification approved on appeal by the Board of Supervisors on November 24, 1998, to expand the winery in one phase to: 1) increase annual production from 120,000 to 450,000 gallons; 2) utilize 26,340 ft² of a new cave for bulk wine storage only; 3) authorize 20 custom production operations, including five (5) alternating proprietors using up to 300,000 gallons/year of the winery production; 4) construct a 3,200 ft² covered production area; 5) construct a 19,680 ft² roof over an existing outdoor and new production area including covering the crushing, processing and storage operation areas and the construction of a 110-ft retaining wall; 6) construct a 1,980 ft² winery addition for office, lab and work area; 7) increase employees from 5 to 18; 8) add 16 parking spaces; 9) install new fermentation and storage tanks; 9) install a new pressurized leach field system for wastewater;

and, 10) realign the entry road. Conditions of approval limited visitors to the winery for tours and tastings by appointment to an average of 2,000 per week and 400 on the peak day. At least 75% of the grapes used to make the winery's additional 330,000 gallon/year production were restricted to the County of Napa. Existing Marketing events: 1/yr, 300 guests; 1/yr, 40 guests; 1/yr 40 guests; 4/month lunches or dinners, max 40 guests; all by invitation only.

#P06-01108 -Very Minor Modification administratively approved by the Planning Director on August 10, 2006, for an additional roof cover and to recognize the existing roof cover configuration and the temporary use of the modular offices for a maximum of three years.

#P10-00039-MOD / #P10-00038-VAR - Use Permit modification and variance requests approved by the Planning Commission on May 2, 2012, to allow: 1) a variance to allow a winery administrative building 420 feet from Silverado Trail in lieu of the 600 ft. winery setback; 2) construction of new ±8,740ft² administration building (main floor with basement for office, lab and work areas, including kitchen for employee use only) within 600 ft. winery setback; 3) temporary conversion of the existing barrel storage space (1,889ft²) located in the main winery building for use as interim offices during the construction of the new administration building; 4) increase parking from two to four and increase the number of parking spaces from a total 26 to 74; 5) Eliminate the custom crush and alternating proprietor restrictions contained in Condition #2 of Use Permit Modification #96010-MOD; 6) increase full-time employees from 18 to 25; add four additional part-time interns for a total of nine part-time employees, 7) extend days of operation to seven days per week (originally Monday-Friday); 8) clarify the hours of operation during harvest (from 6:00am to midnight) ;9) revise the existing Tours and Tasting Plan (Max 400/Day, average 2000/week) to include ten, 8-person food and wine pairings, within the existing maximum 400 person/day limit; 10) revise existing Marketing Plan (1/year, max 300; 1/yr, 40 guests; 1/yr 40 guests; 4/mo, max 40 guests to include four, 250-person wine club events/year; 11) expand the tasting room 2,500 ft² and allow seasonal tasting in the unenclosed patio area (700 ft²); 12) allow marketing events to occur in the existing caves; 13) designate on-premise wine consumption areas including outdoor picnicking in accordance with Business and Professions Code Section Sections 23358, 23390 and 2339.5; 14) include 350 ft² plating area in the expanded tasting room to be used for winery staff to plate tasting items to be used in food and wine pairings; 15) extend hours for retail sales, tours and tastings to conclude at 6 PM (originally authorized from 8 AM-5 PM; 16) installation of gated access approx. 620 ft. from the winery entrance off Silverado Trail and, 17) construction of an interior road modification for localized narrowing of the existing upper driveway and to reduce the inside radius of curvature over a short section of roadway (Exception to the Napa County Road and Street Standards authorized for road modifications).

#P11-00172-VMM - Very Minor Modification was administratively approved by the Planning Director on June 13, 2011, to allow the installation of a 150,000-gallon water tank for fire protection.

#P13-00393-VMM – Very Minor Modification administratively approved January 28, 2014, and P14-00360-VMM, administratively approved on December 5, 2014, for extensions of time to use Major Modification #P10-00039-UP and Variance #P10-00038-VAR.

#P15-00433-VMM –Very Minor Modification administratively approved on March 8, 2016, for an extension of time and approved the installation of a 150 ft² concrete pad for a refrigeration unit.

#P16-00209 VMM -Very Minor Modification administratively approved by the Planning Director on August 26, 2016, to allow conversion of a small storage area in the basement level of the administration building for use as business meeting room, open office and wine library tasting space; designate a 1300 ft² basement deck area for “by appointment only” tastings and on-premises consumption of wines (plans dated May 19, 2016).

#P17-00079-VMM – Very Minor Modification administratively approved by the Planning Director on July 17, 2017, to allow the installation of 198 ft² building for the storage of chemicals and equipment used by winemaking team.

9. **Description of Project.**

A request for a Major Modification to an existing 450,000-gallon per year winery to allow the following:

A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:

- 1) recognition of 48 full-time and 22 part-time/seasonal existing employees. Currently authorized for 25 full-time employees and nine part-time/seasonal employees.
- 2) recognition of 79 parking spaces. Currently authorized for 74 spaces.

B. EXPANSION BEYOND EXISTING ENTITLEMENTS:

- 1) increase the number of full time employees from **twenty five** to **fifty-five** and increase the number of part-time/seasonal employees from **nine** to **twenty-six**;
- 2) revise the locations of on-site wine consumption produced on-site in accordance with the Business and Professionals Code Sections 23390 and 23396.5, to add an existing picnic area on an adjacent parcel and a ADA-accessible picnic area adjacent to the tasting room parking lot; (Lot Line Adjustment W19-00157 was filed on July 26, 2019);
- 3) construct an arbor at entrance to the garden path to the new picnic area;
- 4) revise the Marketing Plan to:
 - a. remove the approved four Wine Club Events per year with a maximum of 250 guests at each event;
 - b. add five Marketing Events per year with a maximum of 350 guests at each event
 - c. Increase the number of Lunch/Dinner Event guests from forty to sixty guest per event.

The increase in visitation will result in 1,410 additional annual visitors at marketing event, but visitation will not exceed the 400 daily total visitation since:

 - The “Marketing Events” do not occur simultaneously, nor the same day as “Barrel Tastings”, “Auction Related Events”, “Lunch/Dinner Events” or, tours and tastings. (refer to Exhibit B attached. Portable toilets will be required for all “Marketing Events”.
- 5) convert an existing ±515 ft² conference room (main floor) in the existing administration building into a small VIP tasting area;
- 6) convert 75 ft² of a 100 ft² restroom into an office space located in the production building;
- 7) temporarily establish a 207 ft² temporary break room within the area of an unconverted approved 2,500 ft² tasting room in the winery production building, until the approved expansion is constructed;
- 8) add an existing 260 ft² shed on an adjacent parcel for grounds maintenance equipment storage;
- 9) request removal of the Use Permit P10-00039-MOD COA #13A, to allow outdoor amplified music during the five “Marketing Events”;
- 10) correct a clerical error regarding the percentage of wine production subject to the 75% rule issued by permit #P10-0039-MOD, COA # 5 (120,000 gallons/yr approved prior to WDO);
- 11) request approval to utilize a remnant temporary construction road as a service access road for the Administration building on a permanent basis;
- 12) construct four new parking spaces for a total of 83 spaces;
- 13) construct a deceleration/acceleration lane on Silverado Trail at the entrance to the property, and,
- 14) construct improvements to the wastewater disposal system.

There are no proposed changes to the Winery’s production, daily visitation, and hours of operation.

- C. The project also includes a request for an exception to the Road and Street Standards (RSS) to avoid the removal of existing mature trees and to minimize hillside grading to construct increased road widths of the existing internal access roads.

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

The project property is located on land flat to moderately sloping with varied elevations from 275 feet to 475 feet MSL in the northeastern portion of Napa Valley on the west side of Silverado Trail ±.75 miles north of Glass Mountain Road and ½ mile south of Crystal Springs Road. The project is located on the Calistoga, California USGS Quad, ±1.75 miles north of the city of St. Helena boundary. The existing Rombauer Vineyards winery operations are situated ±420 feet west, on the top of a tree covered knoll, predominantly an oak woodland/coniferous forest, westward to the base of a knoll on the southwest side of the property, stretching northwest across a saddle to a forested knoll. The surrounding area is defined by a mix of vineyard, wineries, and residential uses situated within the Glass Mountain area of the Napa Valley. The project site has been developed with the ±44,815 ft² main wine production building, 8,933 ft² administration building, 26,340 ft² of caves with four portals; other winery related improvements. An existing access road serving the parcel takes direct access from Silverado Trail. The Rombauer Vineyards Winery, associated winery accessory structures, and vineyard occupies 31.85 acres (APN# 021-410-025). A single family residence at the very top of the knoll occupies 5.15 acres (APN# 021-410-024) and a portion of the parcel is included in this application. Lot line adjustment W19-00157 was filed on April 26, 2019 and a Rescind and Replacement of the AG contract was filed on June 11, 2020 to add land to the winery property. The knoll is subdivided into four parcels totaling 43.74 acres. The remaining parcels (APN# 021-410-021 and APN# 021-410-022) associated with the winery, are not a part of the project, and are occupied by an existing residence, the water tank, and existing access roads.

The Napa County Environmental Sensitivity maps do not indicate this parcel is located within an environmentally sensitive area for plants, fish, geology, or biology. The area is sensitive for cultural resources; however, surveys prepared for the parcel found no cultural resources on this site. Foundation materials consist of Pre-Quaternary deposits and bedrock, overlain by Forward silt loam soils. The risk of liquefaction is very low. The parcel is developed with ±5.4 acres of vineyards. The property is subject to an agricultural contract.

11. **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 meeting CalFire standards. Permits may also be required by the Department of Alcoholic Beverage Control and Bureau of Alcohol, Tobacco, & Firearms.

Responsible (R) and Trustee (T) Agencies
 None required

Other Agencies Contacted
 None required

12. **Tribal Cultural Resources.** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resource, procedures regarding confidentiality, etc.?

Notifications of Proposed Project Pursuant to PRC Code Section 210803.2 were forwarded to the Native American tribes) who have requested notification on April 20, 2020. No comments were received and. A reply was sent to the tribe regarding the close of the consultation period (June 16, 2020). The tribe is on the public notification list and a copy of the draft mitigated negative declaration for the project will be sent when posted.

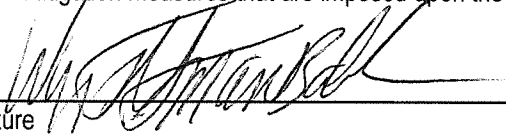
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) 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 (SUBSEQUENT) 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 July 13 2020

Name: 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. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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 is located atop a knoll, ±420 feet west and upslope from the centerline of Silverado Trail, a designated Viewshed Road on the County Environmental Sensitivity maps. The project site is nestled within an oak woodland/coniferous forest. The surrounding forest provides significant screening of the existing development from Silverado Trail and surrounding areas. Aside from a small shed, the project does not propose the addition of additional structures, only interior structural alterations; thus, the project would not alter any existing views of the facility and would not adversely affect the scenic view of the knoll upon which it is located. There will be no tree removal associated with the proposed project.
- d. The project does not propose the construction of new structures, only changes within the interior of the existing structures, and no new lighting is proposed. The existing facilities are located within the forested knoll and all lighting is substantially minimized by the surroundings from Silverado Trail and adjacent properties. Pursuant to standard Napa County conditions of approval for wineries, all existing outdoor lighting will be required to be shielded and directed downward, with only low-level lighting allowed in parking areas. Any additional lighting, if needed will be subject to the standard conditions of approval, below, the project will not have a significant impact resulting from any new sources of outside lighting. Therefore, the project would have no impact on day or nighttime views.

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.

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.

Mitigation Measures: None required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES.¹ Would the project:

- | | | | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

a/b/e. The lower, flat elevations of the property are designated as “prime farmland” and higher portion of the knoll where the project is located is designated as “other land” on the Napa County Important Farmland Map 2002 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. All changes as a result of the project would occur within the portion of the site mapped as “other land” on the upper elevation. Physical changes that would occur are improvements to the access roads on previously disturbed lands. All other physical changes are related to interior improvements to the existing structures. The proposed project would not conflict with existing zoning for agricultural uses. There is an existing Agricultural Contract on the property. There are no changes included in this proposal that would result in the conversion of Farmland. General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. As a result, this application would not result in the conversion of special status farmland to a non-agricultural use. No impacts would occur.

c/d. The project site is zoned AP, which allows wineries upon grant of a use permit. According to the Napa County Environmental resource maps (based on the following layers – Sensitive Biotic Oak Woodlands, Riparian Woodland Forest and Coniferous Forest) the project site contains sensitive woodland and forested areas. However, no work is proposed within these areas of the site. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impacts would occur.

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
<p>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:</p>				
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) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

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-b. 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 PM2.5, 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 PM2.5 occasionally does reach unhealthy concentrations. There are multiple reasons for PM2.5 exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM2.5 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 PM2.5 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. Given that no changes to the existing buildings are proposed except to internal re-allotment, 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 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.

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

7.1 SITE IMPROVEMENTS

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/perpfaq_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.*

Furthermore, while earthmoving and construction on the site would 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:

7.1 **SITE IMPROVEMENTS**

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.

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"/>
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b/e. According to the Napa County Environmental Resource Maps (*Natural Diversity Database (CNDDDB)* and *US Fish & Wildlife Critical Habitat areas*) do not indicate the presence of candidate, sensitive, or special status species on or near the project site. There are no wetlands or blue-line streams located on the property. There is an existing conifer/oak woodland forest on the property. The project site has been developed with a winery, winery administrative building, a residence and other winery related improvements since the 1980s, and the physical development proposed here is limited to improvements to the existing access

road and entrance and various internal re-allotment of areas within the existing winery buildings. Approval of the exception to the County Road and Street Standards (RSS), included as part of the project regarding the interior access road, will eliminate the need to remove any of the trees. Improvements to the front entrance will occur on previously disturbed land. Therefore, any impacts on biological resources will be less than significant.

- c/d. As noted above, there are no wetlands or blue-line streams located on the property. According to the resource maps, the property does not contain any vernal pools, aquatic or riparian habitat. Accordingly, the project, would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. Impacts would be less than significant.
- f. 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 because there are no plans applicable to the subject site. No impacts would occur.

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 pursuant to 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"/>
c) 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/b. The subject parcel is located within ¾ of a mile of Napa Glass Mountain (an identified material source for indigenous people) and within 300 meters of the Napa River. The area is highly archaeologically sensitive. There are six recorded sites within a half a mile of the project area and over twenty within a mile. Archaeological Resource Service has provided information on the prehistoric resources located on the subject property three times in the past (Flynn 1982, 1996, 1997). Based upon the results of these evaluations and disturbance of the soil due to past grading activities and existing winery improvements, it is unlikely that subsurface prehistoric features and/or cultural resources will be present on the site, and there is little potential for impact. However, if resources are found during any grading related to the access road and entrance driveway improvements, 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.

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

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project would comply with Title 24 energy use requirements and would not result in significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation. Impacts would be less than significant.
- b. The proposed project would not conflict with the provisions of a state or local plan for renewable energy or energy efficiency because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures: None required.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.
 - i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regards to rupturing a known fault.
 - ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project would be required to comply with the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.
 - iii.) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest edition of the California Building Code for seismic stability would result in less than significant impacts.
 - iv.) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers), there are no landslide deposits in the proposed project area. Impacts from road improvement activities would be less than significant.
- b. The proposed road improvements would occur on slopes of eight percent to 18 percent, however, with approval of the exception to the RSS, grading on the steeper slopes would be minimized. The project would require incorporation of best management practices and would be subject to the Napa County Stormwater Ordinance which addresses sediment and erosion control measures and dust control, as applicable. Impacts would be less than significant.
- c/d. Based on the Napa County Environmental Sensitivity Maps (geology and soils layer), the project is not located on a geologic unit or soil that is unstable or would become unstable as a result of the project. The project is limited to improvements to the existing driveway entrance and the existing access driveway. The exception to the RSS minimizes the grading activities on any excessive slopes of the existing access driveway. The improvements are proposed for an area which has a very low susceptibility for liquefaction. There are no proposed new structures and the project includes only interior development within the existing structures. Potential impacts are less than significant.
- e. According to the *“Onsite Wastewater Disposal Feasibility Study for Rombauer Vineyards Winery, 3522 Silverado Trail, Napa County APN: 021-410-025”* prepared by Bartelt Engineers (March 2019), sanitary wastewater generated from the existing winery and hospitality building is anticipated to increase as a result of the proposed changes to the staff and marketing plan. The project proposes to install a new subsurface drip dispersal field and pretreatment system to accommodate the increase in sanitary wastewater flows. The study demonstrated that all sanitary wastewater generated from the proposed increase in the number of employees and guests can feasibly be treated and dispersed onsite. The Division of Environmental Health has reviewed the study and concurs with the findings. The project would not have a significant impact. Modifications to the approved wine production capacity and process wastewater system are not proposed as part of this Modification.
- f. According to Napa County Environmental Sensitivity Maps (Archaeological Resources Layer, historical site, points & lines), no known historically sensitive sites or structures, archaeological or paleontological resources, sites or unique geological features have been identified within the project site. If resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist would be retained to investigate the site in accordance with standard condition of approval 7.2 identified in **Section V** above.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. 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 CAP (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. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or <http://www.countyofnapa.org/CAP/>.

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

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

In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria 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 gases that contribute to GHG (BAAMD CEQA Air Quality Guidelines, May 2017). 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 a winery development project include: i) the carbon stocks that are lost (or released) when existing vegetation is removed and soil is ripped in preparation for the driveway improvements; and ii) emissions associated with the energy used to develop and prepare the project area, 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 any existing vegetation that is proposed to be removed. As previously stated, this project includes the improvement of the existing access driveway, but no building construction.

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). See Section XVI, Transportation/Traffic, for anticipated number of operational trips. Operational Emissions from the proposed winery would be the primary source of emissions over the long-term when compared to one time construction emissions. As discussed in the Air Quality section of this Initial Study, in 2010, the BAAQMD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Criteria Air Pollutants and Precursors & GHG Screening Level Sizes) and thresholds of significance for air pollutants, including GHG emissions, which have now been updated by BAAQMD through May 2017. Because no additional floor area is proposed when compared to the BAAQMD’s GHG screening criteria of 121,000 sf for general industrial, and compared to the BAAQMD’s screening criterion of 9,000 sf. for a high quality restaurant, the project would not exceed the 1,100 MT of CO₂e/yr GHG threshold of significance.

Furthermore, the applicant intends to implement or continue the following GHG reduction methods at the winery: continued generation of on-site renewable energy; continued use of energy conserving lighting; continue offer of financial bicycle incentives for bicycling to work with two on-site showers; existing water efficient fixtures; limitation to the amount of grading and tree removal; intend to become a Certified Green Business or certified as a “Napa Green Winery”; continue use of 70-80% cover crop; continue to retain and continue biomass removed via pruning and thinning by chipping material and reusing it rather than burning on-site.

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

Mitigation Measures: None required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. **HAZARDS AND HAZARDOUS MATERIALS.** Would the project

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

Discussion:

- a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. A Business Plan is already required to be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage or transportation of greater than 55 gallons or 500 pounds of hazardous materials, a use permit modification and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project, some hazardous materials, such as building coatings/ adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less than significant impact.
- b. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. The project would, therefore, not result in the release of hazardous materials into the environment.
- c. Based on a review of Google maps, there are no schools operating within one-quarter mile of the proposed project site. The closest is Robert Louis Stevenson Intermediate School at 2.6 miles away. No impact would occur.
- d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.
- e. The project site is not located within an airport land use plan area or within two miles of any public airport or public use airport. No impact would occur.
- f. The existing access road meets all of the County Road and Street Standards (RSS), but must be improved in compliance with the current RSS. The project includes a request for an exception of the RSS. The Engineering Division and Cal Fire/Napa County Fire Department have discussed the improvements proposed and determined that their implementation would serve as an alternate method by which adherence to the RSS may be achieved and would provide the same overall practical effect as the RSS towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public. Impacts from the project would be less than significant.

- g. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The proposed driveway improvements provide adequate access to Silverado Trail. The required improvements and exception of the RSS standards would provide the same overall practical effect as the RSS towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public. 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
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces which would:				
i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) 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"/>
iii) 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"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

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 are not consistent across the County. More is known about the resource where historical data have been collected. Less is known in areas with limited data or unknown geology. In order to fill existing data gaps and to provide a better understand of groundwater resources in the County, the Napa County Groundwater Monitoring Plan recommended 18 Areas of Interest (AOIs) for additional groundwater level and water quality monitoring. Through the well owner and public outreach efforts of the Groundwater Resources Advisory Committee (GRAC,) approximately 40 new wells have

explaining the shared responsibility for Groundwater Sustainability and the important role of monitoring as a means to achieving groundwater sustainability.

In 2009, Napa County began a comprehensive study of its groundwater resources to meet identified action items in the County's 2008 General Plan update. The study, by Luhdorff and Scalmanini Consulting Engineers (LSCE), emphasized developing a sound understanding of groundwater conditions and implementing an expanded groundwater monitoring and data management program as a foundation for integrated water resources planning and dissemination of water resources information. The 2011 baseline study by LSCE, which included over 600 wells and data going back over 50 years, concluded that "the groundwater levels in Napa County are stable, except for portions of the MST district". Most wells elsewhere within the Napa Valley floor with a sufficient record indicate that groundwater levels are more affected by climatic conditions, are within historical levels, and seem to recover from dry periods during subsequent wet or normal periods. The LSCE Study also concluded that, on a regional scale, there appear to be no current groundwater quality issues except north of Calistoga (mostly naturally occurring boron and trace metals) and in the Carneros region (mostly salinity). The subject property is located on the Valley Floor. The County has no record of problems or complaints of diminished groundwater supplies at the project site or in the general vicinity.

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. A "Water Availability Analysis for the Rombauer Vineyards Winery, 3522 Silverado Trail, Napa County, CA APN: 021-410-025" was prepared by Bartelt Engineering, (March 2019). The report states that project is located in the Agricultural Preserve (AP) zoning district and per the PBES Water Availability Analysis (WAA) - Guidance Document dated May 12, 2015, the water use criteria for a parcel located on the Napa Valley Floor and/or All Other Areas that are not designated as a groundwater deficient area without any well or spring interference must follow Tier 1 requirements. In general, the acceptable water use screening criterion for parcels located on the Napa Valley Floor is 1 acre-foot per acre of land per year (an acre-foot of water is the amount of water it takes to cover one acre of land to a depth of one foot, or 325,851 gallons). Therefore, the 31.85-acre parcel plus the 5.15 acre parcel, total 37 acres, will meet this criterion if the projected groundwater use would not exceed 37 acre-feet per year.

- a. The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The Onsite Wastewater Dispersal Feasibility Study prepared by Bartelt Engineering for the project (noted above) states that sanitary wastewater generated from the existing winery and hospitality building is anticipated to increase as a result of the proposed changes to the staff and marketing plan. The project proposes to install a new subsurface drip dispersal field and pretreatment system to accommodate the increase in sanitary wastewater flows. The study demonstrated that all sanitary wastewater generated from the proposed increase in the number of employees and guests can feasibly be treated and dispersed onsite. No significant impact from the dispersal field would significantly impact the groundwater.
- b. According to the Tier 1 water analysis, the existing groundwater use is 18.37 acre-feet/year (af/yr). The anticipated total overall water demand for the project would be 18.77 af/yr representing a 0.4 af/yr increase over the existing water demand of 18.37 af/yr. Therefore, the impacts from the project would be less than significant and no further analysis is needed. Below is a table that details each source of existing and proposed groundwater use:

Water Demand Summary (As approved)

Description	Estimated Water Usage
Winery (450,00 gallons/year)	
Process water	9.68 af/yr
Domestic water and landscaping water	2.25 af/yr
Vineyard irrigation only (±5.4 acres)	2.70 af/yr
Heat protection (±5.4 acres)	1.35 af/yr
Frost protection (±5.4 acres)	1.35 af/yr
25 full-time employees (approved)	0.25 af/yr
9 seasonal/part-time employees (approved)	0.04 af/yr
Residence (APN:21-410-024)	0.75 af/yr
Total Existing Water Demand	18.37af/yr

been added to the monitoring program within these areas. Groundwater Sustainability Objectives were developed and recommended by the GRAC and adopted by the Board. The recommendations included the goal of developing sustainability objectives, providing a definition, and explaining the shared responsibility for Groundwater Sustainability and the important role of monitoring as a means to achieving groundwater sustainability.

In 2009, Napa County began a comprehensive study of its groundwater resources to meet identified action items in the County's 2008 General Plan update. The study, by Luhdorff and Scalmanini Consulting Engineers (LSCE), emphasized developing a sound understanding of groundwater conditions and implementing an expanded groundwater monitoring and data management program as a foundation for integrated water resources planning and dissemination of water resources information. The 2011 baseline study by LSCE, which included over 600 wells and data going back over 50 years, concluded that "the groundwater levels in Napa County are stable, except for portions of the MST district". Most wells elsewhere within the Napa Valley floor with a sufficient record indicate that groundwater levels are more affected by climatic conditions, are within historical levels, and seem to recover from dry periods during subsequent wet or normal periods. The LSCE Study also concluded that, on a regional scale, there appear to be no current groundwater quality issues except north of Calistoga (mostly naturally occurring boron and trace metals) and in the Carneros region (mostly salinity). The subject property is located on the Valley Floor. The County has no record of problems or complaints of diminished groundwater supplies at the project site or in the general vicinity.

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. A "Water Availability Analysis for the Rombauer Vineyards Winery, 3522 Silverado Trail, Napa County, CA APN: 021-410-025" was prepared by Bartelt Engineering, (March 2019). The report states that project is located in the Agricultural Preserve (AP) zoning district and per the PBES Water Availability Analysis (WAA) - Guidance Document dated May 12, 2015, the water use criteria for a parcel located on the Napa Valley Floor and/or All Other Areas that are not designated as a groundwater deficient area without any well or spring interference must follow Tier 1 requirements. In general, the acceptable water use screening criterion for parcels located on the Napa Valley Floor is 1 acre-foot per acre of land per year (an acre-foot of water is the amount of water it takes to cover one acre of land to a depth of one foot, or 325,851 gallons). Therefore, the 31.85-acre parcel will meet this criterion if the projected groundwater use would not exceed 31.85 acre-feet per year.

- a. The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The Onsite Wastewater Dispersal Feasibility Study prepared by Bartelt Engineering for the project (noted above) states that sanitary wastewater generated from the existing winery and hospitality building is anticipated to increase as a result of the proposed changes to the staff and marketing plan. The project proposes to install a new subsurface drip dispersal field and pretreatment system to accommodate the increase in sanitary wastewater flows. The study demonstrated that all sanitary wastewater generated from the proposed increase in the number of employees and guests can feasibly be treated and dispersed onsite. No significant impact from the dispersal field would significantly impact the groundwater.
- b. According to the Tier 1 water analysis, the existing groundwater use is 17.58 acre-feet/year (af/yr). The anticipated total overall water demand for the project would be 17.88 af/yr representing a 0.3 af/yr increase over the existing water demand of 17.58 af/yr. Therefore, the impacts from the project would be less than significant and no further analysis is needed. Below is a table that details each source of existing and proposed groundwater use:

Existing Water Demand Summary

Description	Estimated Water Usage
Winery (450,00 gallons/year)	
Process water	9.68 af/yr
Domestic water and landscaping water	2.25 af/yr
Agricultural	
Vineyard irrigation only (±5.4 acres)	2.70 af/yr
Heat protection (±5.4 acres)	1.35 af/yr
Frost protection (±5.4 acres)	1.35 af/yr
Commercial	
Office space (25 full-time employees)	0.25 af/yr
Total Existing Water Demand	17.58 af/yr

Proposed Water Demand Summary

Description	Estimated Water Usage
Winery (450,000 gallons/yr)	
Process water	9.68 af/yr
Domestic water and Landscaping water	2.25 af/r
Vineyard irrigation only (±5.4 acres)	2.70 af/yr
Heat protection (±5.4 acres)	1.35 af/yr
Frost protection (±5.4 acres)	1.35 af/yr
55 full-time employees	0.55 af/yr
6 part-time employees	0.06 af/yr
20 seasonal employees (5 months/year)	0.08 af/yr
Primary Residence (APN: 021-410-024)	0.75 af/year
Total Proposed Water Demand	18.77 af/yr

The estimated groundwater demand of 18.77 af/yr, represents a net increase of 0.4 af/yr over the existing condition. The resultant groundwater demand for the parcel will be less than the associated groundwater permits and use permit allocation. The winery, as part of its entitlement would include the County’s standard condition of approval noted below requiring well monitoring, as well as, the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use.

4.9 GROUND WATER MANAGEMENT - WELLS

This condition is implemented jointly by the Public Works and PBES Departments:

The permittee shall be required (at the permittee’s expense) to record well monitoring data (specifically, static water level no less than quarterly, and the volume of water no less than monthly). Such data will be provided to the County, if the PBES Director determines that substantial evidence¹ indicates that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. If data indicates the need for additional monitoring, and if the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In order to support the County’s groundwater monitoring program, well monitoring data as discussed above will be provided to the County if the Director of Public Works determines that such data could be useful in supporting the County’s groundwater monitoring program. The project well will be made available for inclusion in the groundwater monitoring network if the Director of Public Works determines that the well could be useful in supporting the program.

In the event that changed circumstances or significant new information provide substantial evidence¹ that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

¹. Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

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

to their regional economic and environmental needs. The legislation prioritizes groundwater basin management Statewide, which

Proposed Water Demand Summary

Description	Estimated Water Usage
Winery (450,000 gallons/yr)	
Process water	9.68 af/yr
Domestic water and Landscaping water	2.25 af/r
Agricultural	
Vineyard irrigation only (±5.4 acres)	2.70 af/yr
Heat protection (±5.4 acres)	1.35 af/yr
Frost protection (±5.4 acres)	1.35 af/yr
Commercial	
Office Space (55 full-time employees;	0.55 af/yr
Total Proposed Water Demand	17.88 af/yr

The estimated groundwater demand of 17.88 af/yr, represents a net increase of 0.3 af/yr over the existing condition. The resultant groundwater demand for the parcel will be less than the associated groundwater permits and use permit allocation. The winery, as part of its entitlement would include the County’s standard condition of approval noted below requiring well monitoring, as well as, the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use.

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to their regional economic and environmental needs. The legislation prioritizes groundwater basin management Statewide, which includes the Napa Valley/Napa River Drainage Basin, and sets a timeline for implementation of the following:

- By 2017, local groundwater management agencies must be identified;
- By 2020, overdrafted groundwater basins must have sustainability plans;
- By 2022, other high and medium priority basins not currently in overdraft must have sustainability plans; and
- By 2040, all high and medium priority groundwater basins must achieve sustainability.

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

The proposed project would result in a small increase on the demand of ground water supplies, but would remain far below the groundwater recharge rate, and therefore would not interfere with groundwater recharge or lowering of the local groundwater level.

- c. The project would not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off the project site. Improvement plans prepared prior to the issuance of a building permit would ensure that the proposed project does not increase runoff flow rate or volume as a result of project implementation. General Plan Policy CON-50 c) requires discretionary projects, including this project, to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development is not greater than predevelopment conditions. The preliminary grading and drainage plan has been reviewed by the Engineering Division. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. Impacts would be less than significant.
- d. The site lies outside the boundaries of the 100 and 500 year flood hazard boundaries. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows. No impacts would occur.
- e. The proposed project would not conflict with a water quality control plan or sustainable groundwater management plan because there are no such plans applicable to the subject site. No impacts would occur.

Mitigation Measures: None required

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. 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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project is located in an area dominated by agriculture and rural residences. The proposed use and the improvements proposed here are in support of the ongoing agricultural use on the property, and this project will not divide an established community.
- b. The subject parcel is located in the Agricultural Preserve (AP) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The proposed project is compliant with the physical limitations of the Napa County

Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects. 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 would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan.

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 Agricultural Resource (AR), which allows “agriculture, processing of agricultural products, and single-family dwellings.” The proposed use of the property to expand an existing winery for the “fermenting and processing of grape juice into wine” (NCC §18.08.640) utilizing the existing grapes grown on the project parcel and other Napa County grapes owned by the applicant supports 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.”

Mitigation Measures: None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII.	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 the project site, although the project site is ¾ miles from a major obsidian site, known for producing stone materials important to indigenous people. The Conservation Space Element 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
XIII.	NOISE. Would the project result in:				
	a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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"/>

Discussion:

a/b. The project includes a request for outdoor amplified music, using outdoor speakers located on the deck off the tasting room and to allow a band for its music at its marketing events 10:00 am – 10 pm. The proposed band locations are on the crush pad, the tasting room parking area and the parking area near a cave entrance. To support this request, the “Outdoor Music Sound Study for Rombauer Vineyards, 3522 Silverado Trail, County of Napa, CA”, RGD Acoustics, July 16, 2019” was submitted with the application. The report evaluated the Napa County Noise Ordinance noise thresholds and the protocol to be used for evaluating the noise generated and potential noise impact. The report utilized live music set up in the three proposed locations (S-1, west parking lot; S-2, near wine cave northwest of winery building; S-3 east side winery building), and noise monitors were set up and measurements were made at or near potentially affected residences. The closest residence is ±200 feet. This residence is owned by the applicant. The noise monitors quantified the ambient and music sound levels. A noise monitor was also set up in front of the band at a distance of 15 to 25 feet to quantify the sound level at the audience area.

The report found that ambient noise level is generally dominated by local vehicular traffic. Ambient sound levels were quantified at various times of day when the band was not playing. The tasting room outdoor speakers were measured and found to be well below the existing ambient noise levels and compliant with the noise ordinance limits. Based upon measurement and analysis, the report concluded that the proposed outdoor music events at Rombauer Vineyards would not exceed the Napa County noise ordinance limits at two of the potential affected residential locations for all three band locations. However, the owner’s residence (location R1 in the Report), would be impacted by the music at two locations, since the sound would exceed the noise limits. This residence is located immediately adjacent to the area used by the winery for hospitality. To address compliance with the noise limit requirements at this location, the report included a mitigation measure (NOISE-1) requiring that the volume of the music be reduced when the band is at the unacceptable locations. This can be accomplished by using a sound level meter at a distance of 25 feet from the band to monitor the sound levels and adjusting the music volume so that sound levels do not exceed the thresholds presented in the report. Compliance with the proposed mitigation measure will reduce the potential impact from the amplified music to a less than significant impact.

The project will result in a temporary increase in noise levels during the grading activities associated with improvements to the existing access road required by the Road and Street Standards, and the construction of the improvements to the entrance driveway on Silverado Trail. The noise generated during this time is not anticipated to be significant.

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). 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.”

c. The project site is not located within an airport land use plan or within two miles of a public airport or within the vicinity of a

private airstrip. No impact would be expected.

Mitigation Measures:

MM NOISE-1: Use of amplified music for the five Marketing Event during the hours of 10:00 am – 10:00 pm at the locations identified as “S-1 or S-2” in the “Outdoor Music Sound Study for Rombauer Vineyards, 3522 Silverado Trail, County of Napa, CA”, RGD Acoustics, July 16, 2019”, shall be limited to volumes that do not exceed the following thresholds: L₅₀ of 76 dBA if the band is located at S-1; and L₅₀ of 81 dBA if the band is located at S-2. A sound level meter shall be located a distance of 25 feet from the band to monitor the sound levels and the sound engineer shall adjust the music volume so that the sound levels do not exceed the designated thresholds.

Monitoring: For three years following the approval of this project, the permittee shall submit a report of the measured sound levels for musical events utilizing S-1 and S-2 locations identified in the “Outdoor Music Sound Study for Rombauer Vineyards, 3522 Silverado Trail, County of Napa, CA”, RGD Acoustics, July 16, 2019”, including dates of the marketing events each year.

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

Discussion:

a. The proposed staffing to be remedied at the winery includes an increase in full-time employees from 48 to 55 and part-time employees from 22 to 26 employees. There will be a modest increase in overall employment by the winery by 7 full time employees and 4 part-time seasonal employees. The Association of Bay Area Governments' *Projections 2003* figures indicate that the total population of Napa County is projected to increase some 23% by the year 2030 (*Napa County Baseline Data Report*, November 30, 2005). Additionally, the County's *Baseline Data Report* indicates that total housing units currently programmed in county and municipal housing elements exceed ABAG growth projections by approximately 15%. The additional 11 employee positions which are part of this project will most likely lead to some population growth in Napa County. However, 12 part-time seasonal staff are provided housing on a parcel that is adjacent to the winery allowing them to commute to work by foot on the internal access roads. 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
XV. 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:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 little to no impact on public parks. County revenue resulting from any building permit fees, property tax increases, and taxes from the sale of wine will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services. Also see discussion under Section XVI, below.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. 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
XVII. TRANSPORTATION. 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-38, 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 a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a geometric design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with General Plan Policy CIR-14, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The updated CEQA Guidelines Section 15064.3 states that a project's potential environmental impacts should evaluate the generation of vehicle miles traveled (VMT) and that a project's effect on automobile delay and Level of Service (LOS) shall no longer constitute a significant environmental impact. The Final Traffic Impact Report and the associated Addendum include an analysis of both VMT and LOS to address potential environmental impacts and overall effects to the County roadway system.

a. Upon review of the updated trip generation worksheet, net trip increase for the project was not significant enough to trigger a new traffic impact study report. The ±31.85 acre project site is located on the west side of Silverado Trail, south of its intersection with Bale Lane. The project is served by an existing left turn lane and the project proposes the construction of acceleration/deceleration lanes on Silverado Trail to improve the entrance access into the property. The project proposes an increase of seven full-time employees, and four part-time/seasonal employees. The eleven part-time/seasonal employees will reside in homes on adjacent parcels owned by the winery, and will commute to work on the winery access roads. No increase in visitation is proposed and an increase of 1410 annual marketing visitors will result from the marketing program change. However, the visitation at the winery does not exceed the 400/day maximum, and the events with an increased guest maximum will either occur when the winery is closed or are included in the 400 tours/tastings visitors. Based upon the Winery Traffic information/Trip generation document submitted with the project, the project will generate an increase of 19 daily weekday trips (Friday, non-harvest season) and 11 daily weekend trips (Saturday, on-harvest season). The proposed new generation of trips does not exceed the threshold established for additional traffic review. Additional Trips generated during the PM peak hour would be six (6) on a weekday and two (2) on a Saturday.

b/c. The transition to VMT is required of lead agencies beginning July 1, 2020. In anticipation of the transition, the Circulation Element includes new policies that reflect this new regulatory framework for transportation impact assessment, along with a draft threshold of significance that is based on reduction of VMT compared to the unmitigated project rather than the regional average VMT (Policies CIR-7 through CIR-9). Staff believes this alternative approach to determining the significance of a project's transportation impacts would be better suited to Napa County's rural context, while still supporting the efforts of the County to achieve the greenhouse gas emissions goals of its pending Climate Action Plan. The reduction in VMT and, correspondingly, GHG emissions from the transportation sector, is also necessary for Napa County, the region, and the state to achieve long-

term, statewide mandates targeted toward reducing GHG emissions. Such mandates include, but are not limited to Executive Orders S-3-05 and B-16-12, which respectively, set a general statewide GHG emissions reduction target of 80 percent below 1990 levels by 2050, and an 80 percent GHG emissions reduction below 1990 levels (also by 2050) specifically for the transportation sector. There is currently no bus service on Silverado Trail and the proposed project would therefore not impair use of public transit facilities in its vicinity. The Napa Countywide Bicycle Plan, adopted by the Board of Supervisors in June 2012, identifies Silverado Trail as an existing Class II bicycle facility (on-street bike lane); currently the road includes eight-foot wide, striped and paved lanes on both sides of the roadway. The winery currently provides bicycle financial incentives for employees biking to work and has two on-site showers. In addition, the seasonal part-time employees are provided with housing on associated winery parcels, enabling the employees to walk to work on the on-site access roads. The Department of Public Works has recommended that the project be conditioned to include a Transportation Demand Management (TDM) Plan that will include further measures to reduce Vehicle Miles Traveled (VMT) by 15%. The TDM shall be prepared and submitted to Public Works for review. Such measures shall include, but are not limited to, a detailed shuttle service program, subsidized transit passes, carpool incentives, and bicycle-end facilities.

- d/e. The project site is accessed from a private drive located directly off Silverado Trail. As discussed in Section IX above, the existing access road meets all of the County Road and Street Standards (RSS), but must be improved in compliance with the current RSS. The project includes a request for an exception of the RSS. The Engineering Division and Cal Fire/Napa County Fire Department have discussed the improvements proposed and determined that their implementation would serve as an alternate method by which adherence to the RSS may be achieved and would provide the same overall practical effect as the RSS towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public. Project impacts related to traffic hazards and emergency access are expected to be less than significant.
- f. This application seeks recognition of the number of existing parking spaces at 79 and requests to add four more spaces. The four additional spaces will result in an expansion of the overflow parking lot. The project has adequate parking and will not conflict with General Plan Policy CIR-14, so as to cause potentially significant environmental impacts.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVIII. 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. On April 20, 2020, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. No responses were received within 30-days of the tribe's receipt of the invitations.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b. The project would not require the construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

As discussed in **Section X** above, a Water Availability Analysis for the Rombauer Vineyards Winery, 3522 Silverado Trail, Napa County, CA APN: 021-410-025 was prepared by Bartelt Engineering, (March 2019). The report states that project is located in the Agricultural Preserve (AP) zoning district and per the PBES Water Availability Analysis (WAA) - Guidance Document dated May 12, 2015, the water use criteria for a parcel located on the Napa Valley Floor and/or All Other Areas that are not designated as a groundwater deficient area without any well or spring interference must follow Tier 1 requirements.

According to the Tier 1 water analysis, the existing groundwater use is 17.58 acre-feet/year (af/yr). The anticipated total overall water demand for the project site would be 17.88 af/yr representing a 0.3 af/yr increase over the existing water demand of 17.58 af/yr. Therefore, the impacts from the project would be less than significant and no further analysis is needed.

The estimated groundwater demand of 17.88 af/yr, represents a net increase of 0.3 af/yr over the existing condition. The resultant groundwater demand for the parcel will be less than the use permit allocation. The winery, as part of its entitlement would include the County's standard condition of approval noted above requiring well monitoring, as well as, the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use.

In summary, the existing yield would be sufficient to serve all uses on the property. 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. Impacts would be less than significant as there is sufficient water supply available to serve the proposed project.

c. Wastewater would be treated on-site and would not require a wastewater treatment provider. Impacts would be less than significant.

d/e. According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is disposed have more than sufficient capacity related to the current waste generation. The project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, 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
XX.	WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b. The proposed project is located within the Napa County Local Responsibility state responsibility area and is classified as a high fire hazard severity zone. The project would not substantially impair an adopted emergency response plan or emergency evacuation plan because the proposed driveway improvements would provide adequate access to the Silverado Trail. The existing access road meets all of the County Road and Street Standards (RSS), but the proposed modification requires that the access must be improved in compliance with the current RSS. The project includes a request for an exception of the RSS. The Engineering Division and Cal Fire/Napa County Fire Department have discussed the improvements proposed and determined that their implementation would serve as an alternate method by which adherence to the RSS may be achieved and would provide the same overall practical effect as the RSS towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public. Impacts from the project would be less than significant.

c/d. Implementation of the project would include the improvement of the existing access road current County standards except for the request noted above. The improvement achieves the same overall practical effect of the RSS by providing defensible space and consideration toward life, safety and public welfare by providing the following permanent measures: 1) continued formal maintenance program for providing adequate and clear horizontal and vertical access for larger vehicles such as truck and emergency vehicles, as well as for automobiles. The traffic volume on the access road to the water storage tank, overflow parking area, upper parking area, and cave portal will be limited to CalFire, winery employees and valet parking attendants so that clear passage in the event of emergency would not be impeded. The project was designed to minimize impacts to steep slopes which would also minimize potential slope instability and drainage issues. 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
XXI.	MANDATORY FINDINGS OF SIGNIFICANCE				
	a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. The proposal to utilize amplified music at outdoor marketing events has the potential to disturb an adjacent residence, however, the incorporation of the proposed mitigation measure will reduce the potential impact to a less than significant level.
- b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential air quality, greenhouse gas emissions, and traffic impacts are discussed in the respective sections above. The project would also increase the demands for public services to a limited extent, increase traffic and air pollution, all of which contribute to cumulative effects when future development in Napa Valley is considered. Cumulative impacts of these issues are discussed in previous sections of this Initial Study, 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: continued generation of on-site renewable energy; continued use of energy conserving lighting; continue offer of financial bicycle incentives for bicycling to work with two on-site showers; existing water efficient fixtures; limitation to the amount of grading and tree removal; intend to become a Certified Green Business or certified as a "Napa Green Winery"; continue use of 70-80% cover crop; continue to retain and continue biomass removed via pruning and thinning by chipping material and reusing it rather than burning on-site. Vehicle trips associated with the proposed winery would increase minimally compared to the existing condition and would reduce VMT by 15%.
- 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.

Exhibit A

ROMBAUER VINEYARDS WINERY

**MAJOR MODIFICATION #P19-00103-MOD
3522 SILVERADO TRAIL, ST. HELENA, CA
APN'S: 021-410-025 AND 021-410-024**

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
Noise (Section XIII)			
<p>Mitigation Measure MM NOISE-1: Use of amplified music at the locations identified as "S-1 or S-2" in the "Outdoor Music Sound Study for Rombauer Vineyards, 3522 Silverado Trail, County of Napa, CA", RGD Acoustics, July 16, 2019", is limited to volumes that do not exceed the following thresholds: L₅₀ of 76 dBA if the band is located at S-1; and L₅₀ of 81 dBA, if the band is located at S-2.</p> <p>A sound level meter shall be located a distance of 25 feet from the band to monitor the sound levels and adjusting the music volume so that the sound levels do not exceed the designated thresholds.</p>	<p>Planning Division</p>	<p>Method of Monitoring: For three years following the approval of this project, the permittee shall submit a report of the measured sound levels for musical events utilizing S-1 and S-2 locations identified in the "Outdoor Music Sound Study for Rombauer Vineyards, 3522 Silverado Trail, County of Napa, CA", RGD Acoustics, July 16, 2019", including dates of the marketing events.</p>	

EXHIBIT B
Rombauer Vineyards Major Modification Permit #19-00103-MOD
Summary of Project Changes

APPROVED	EXISTING	PROPOSED
EMPLOYEES APPROVED	EMPLOYEES EXISTING	PROPOSED EMPLOYEES
25 Full time	48 full-time	55 full-time
9 part-time/seasonal	22 part-time/seasonal	26 part-time/seasonal
TOTALS	TOTALS	TOTALS
34 employees	70 employees	81 employees
VISITATION		
Private Tours and Tastings: Daily, maximum 400 visitors	No change	No change
Food and Wine Pairings: 10/day, maximum 8/pairing	No change	No change
The food and wine pairing visitors are included in the current maximum 400 daily private tours and tastings visitors		
EXISTING MARKETING PROGRAM		PROPOSED MARKETING PROGRAM
Wine club Release Event: 1/year, 300 people max = 300		Marketing Events: 5/year, 350 people max = 1750
Wine Club Events: 4/yr 250 people max = 1000		
Barrel Tastings: 1/yr 40 people max = 40		Barrel Tastings: 1/yr max 40 = 40
Auction Related Events: 1/yr 40 people max = 40		Auction Related Events: 1/yr Max 40 = 40
Lunch or Dinner Events: 4/month 40 people max =1920		Lunch or Dinner Events: 4/month 60 Max = 2880
		Marketing Events do not occur the same day as any other events
Wine Club Release Events and Wine Club Events shall not occur simultaneous, nor be held the same day as, the Barrel Tasting, Auction Related Events or Lunch/Dinner Events, and Tours and Tastings.		Auction Related Events, Lunch/Dinner Events and Barrel Tasting Events do not occur simultaeously , but individually can be held inconjunction with the tours and tastings and Food and Wine Pairings, and such event participations shall be included in the current maximum 400 daily private tours and tasting visitors.
TOTALS		TOTALS
Total annual marketing events = 54		Total annual marketing events = 55
Total annual marketing guests=3300		Total annual marketing guests= 4710 / Increase 1410/yr
The winery has no more than 400 visitors any day		The winery has no more than 400 visitors on any day