

“D”

Initial Study Negative Declaration
Sullivan Rutherford Estate
P19-00156-MOD

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:** Sullivan Rutherford Estate Major Modification #P19-00156-MOD
2. **Property Owner:** Vite Galleron Vineyards, LLC, 1101 Vintage Ave, St. Helena, CA 94574
3. **County Contact Person, Phone Number and email:** Trevor Hawkes, (707)253-4388; trevor.hawkes@countyofnapa.org
4. **Project Location and Assessor's Parcel Number (APN):** North side of Galleron Rd, ±1100 feet northeast of its intersection with State Highway 29; 1090 Galleron Lane, Rutherford; APN: 030-070-010-000
5. **Project Sponsor's name and address:** Orla Huq, Orla Studios, 150 Harbor Drive #1982, Sausalito, CA 94965, www.orlastudios.com
6. **General Plan description:** Agricultural Resource (AR)
7. **Zoning:** Agricultural Preserve(AP)
8. **Background/Project History:**
 - #U-107879 – A Use Permit was approved by Planning Commission on January 24, 1979, to establish a 22,500 gallon per year winery with the construction of a 5,000 ft² winery building; seven (7) visitors by appointment per week, two (2) full-time and 3 part-time employees, eight (8) parking spaces, operating 5 days per week, 8:00 am to 4:00 pm.
 - #00147-MOD - Zoning Administrator approval of a Minor Modification on March 23, 2001, to construct a 297 ft² loft for winery office use and enclose 597 ft² on the first level of the winery for general (non-winery) storage.
 - #03455-MOD – Zoning Administrator approval of a Minor Modification on December 5, 2003, for the construction of a 2,491 ft² concrete slab for a non-processing loading and unloading area.
 - #P09-00278-VMM - Administrator approval of a Very Minor Modification on July 20, 2009, to allow: 1) relocation of the existing winery entrance from the north side to the southeast side of the winery; 2) Creation of a new internal winery building corridor access; 3) Construction of a new, handicap-accessible restroom; 4) Conversion of the approved general storage area on the first floor of the winery to a 499 ft² tasting/retail room and reception area; 5) Allow the outdoor concrete slab for wine production area use; and, 6) Modification of approved winery landscape and site plans to reflect these improvements and landscape enhancements.
 - #P14-00234-VMM - Administrative approval of a Very Minor Modification on August 18, 2014, to install a temporary cloth covering for the winery crush pad for upcoming and future harvests, with the intent to install a permanent structure in the future, and also picnicking in the designated area along with the ability to sell a bottle of wine for consumption, per AB 2004.
9. **Description of Project:**

Request for a major modification of an existing 22,500 gallon per year winery to allow the following:

 - A. **COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:**
 - 1) Recognition of 45 visitors per day when seven (7) visitors per week by appointment were permitted.
 - 2) Recognition of a marketing program for: six (6) events per year with a maximum 100 persons from the hours of 11 a.m. to 9 p.m. when no marketing program was originally permitted.
 - 2) Recognition of hours of operations 8:00 am–5:00 pm (production), 7 days a week. The winery has approved hours of operation of 8:00 am – 4:00 pm, 5 days per week.
 - 3) Recognition of 15 full-time employees and two (2) part-time employees. The winery has approval for two (2) full-time and three (3) part-time employees for a total of five (5).
 - 4) Recognition of 20 parking spaces. The winery was approved for eight (8) spaces.
 - B. **EXPANSION BEYOND EXISTING ENTITLEMENTS:**
 - 1) Renovate, modernize, and expand the existing 7,784 ft² winery facility to a 30,310 ft² winery facility with 24,050 ft² for

- 2) production uses and 6,260 ft² for accessory uses;
- 3) Construction of a new 16,428 ft² winery building;
- 4) Removal of 1.0 acres vineyards for construction of the new winery building;
- 5) Increase production capacity from 22,500 to 33,000 gallons/year;
- 6) Allow a maximum 45 visitors per day with a maximum of 300 per week;
- 7) Establish a new marketing program for: six (6) large events per year for a maximum 100 persons, and twelve small monthly events, maximum 25 people, 11:00 am to 9:00 pm;
- 8) Amend the on-site consumption of wine location accordance with the Business and Professionals Code Sections 23390 and 23396.5, to add an area between the new winery building and on the deck of the new upper deck of the new winery building;
- 9) Revise hours of operations to 8:00 am to 5:00 pm (production), 10:00 am to 6:00 pm (hospitality), seven days per week;
- 10) Increase recognized employees to a total of 20 full-time;
- 11) Add a transient non-community water system with an upgraded well;
- 12) Add a commercial kitchen for wine and food pairings and marketing events;
- 13) Upgrade of wastewater disposal system;
- 14) Add eight (8) new parking spaces for a total of 28 spaces; and
- 15) Revise circulation with construction of new driveway.

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

The project is located on a 26.17 acre parcel, relatively flat lands on the Valley floor and is located on the Rutherford, CA USGS Quad., elevation ±175 feet MSL, located approximately 1.5 miles south of the city of St. Helena boundary, located ±2,000 feet west of Napa River, and ±1650 ft. east of State Highway 29. There is an existing winery and associated improvements, a single family residence located on the parcel, ±21 acres of vineyard and a well. The property has an agricultural contract.

The surrounding land uses include vineyards, two residences located ±800 feet east of the winery, one located ±1,000 feet west of the winery and one residence ±800 feet south of the winery; one winery (Prisoner Winery) ±1200 feet to the southwest, and one winery (Raymond Vineyards) ±1,600 feet to the north.

Foundation materials consist of Quaternary deposits overlain by late Pleistocene Holocene alluvial fan deposits, and Pleasanton loam soils. Vegetative cover is primarily vineyard, domestic-introduced landscaping, and wild grasses.

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, 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

Other Agencies Contacted

Federal Trade and Taxation Bureau
Department of Alcoholic Beverage Control

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.?

On October 18, 2019, the applicant contacted the Yocha Dehe Wintin Nation regarding the project. The tribe responded on October 28, 2019, that the project was not located within their aboriginal territories and defaulted to the Mishewal Wappo Tribe of Alexander Valley. Pursuant to PRC Code Section 21080.3.2 notification of the project were forwarded to the Mishewal Wappo Tribe of Alexander Valley and the Middletown Rancheria on November 12, 2019. No comments were received. The tribe is on the public notification list and a copy of the draft negative declaration for the project will be sent when posted.

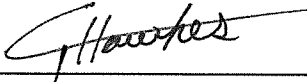
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental 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 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 (SUBSEQUENT) 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

10/28/2020

Date

Name: Trevor Hawkes, Planner III

Napa County
Planning, Building and Environmental Services Department

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a/b. The project is located on the Napa Valley floor, ±1,650 feet east from State Highway 29, a designated Viewshed Road listed in the Community Character Element of the Napa County General Plan. However, the County's Viewshed Protection Program is not applicable to the proposed project as no construction is proposed on slopes in excess of 15 percent. The project sits well below any major or minor ridgeline and is not located on a scenic vista. No rock outcroppings or historic buildings are located at the subject site. Impacts would be less than significant.
- c. The proposed project includes the construction of a new 16,428 ft² winery building, where the proposed modern architectural design would utilize a semi-circular layout, utilizing clear-seal architectural glulam support structures, vertical wood, board on board walls, wood trellises, vegetated architectural screen elements, and vision glass curtain walls with multiple mullions. The height for the winery structure would be approximately 32 feet measured to the midpoint of the roof. The vegetated architectural screen elements and vertical wood board on board walls will be presented to the southerly entrance, curving around to the east and west sides, softening the building. Standard conditions on the project would require the colors of the building to be earth-toned, and with the inclusion of vegetative plantings incorporated on wood trellises, the building would be similar to the existing winery building. As such, the project would not degrade the existing character of the site and its surroundings and impacts would be less than significant.
- d. The project proposes the construction of a new structure, which would increase lighting at the winery. However, the additional marketing events until 9:00 pm (10:00 pm quiet clean up) will not introduce additional light sources above what currently exists. Pursuant to standard Napa County conditions of approval for wineries, outdoor lighting will be required to be shielded and directed downwards, with only low level lighting allowed in parking areas. 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

II.	AGRICULTURE AND FOREST RESOURCES. ¹ Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	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 property is designated as “prime farmland” 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. Physical changes that would occur are the construction of a new winery building and an additional access driveway. The proposed project would not conflict with existing zoning for agricultural uses. There is an existing Agricultural Contract on the property. The proposed changes would result in the removal of approximately one (1) acre of vineyard, but the change would not 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, there are no sensitive woodlands or forested areas. 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.

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:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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:

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

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

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

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

a/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 (NOx and ROG), carbon monoxide (CO), nitrogen dioxide (NO2), and suspended particulate matter (PM10 and PM2.5). 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 the size of the proposed project at build out, which is approximately 24,050 square feet of winery area (production space, tank halls, crush pads, conference rooms, barrel storage, laboratories, offices) and 6,260 square feet of space dedicated to tasting/hospitality uses compared to the BAAQMD's screening criterion of 47,000 square feet (high quality restaurant) and 541,000 square feet (general light industry) for NOX (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 the proposed winery buildings, parking areas, and associated site 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 adhere 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/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.*

Furthermore, while earthmoving and construction on the site 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.

While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. The closest residence is approximately 800 feet to the east of the existing winery building. Construction-phase pollutants would be reduced to a less than significant level by the above-

noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None required.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b According to the Napa County Environmental Resource Maps (based on the following layers - plants CNPS points & polygons, plant surveys, red legged frog core area and critical habitat, vernal pools & vernal pool species, Spotted Owl Habitat – 1.5 mile buffer and known fish presence) no known candidate, sensitive, or special status species have been identified as occurring within the project boundaries. There are NWI-identified wetlands located on the northerly side of the property, outside of the proposed development area, classified as Freshwater Emergent Wetland (herbaceous marsh, fen, swale or wet meadow), however, as noted, no known candidate, sensitive or special status species have been identified on the property. Furthermore, there were no species or site conditions, which would be considered essential for the support of a species with limited distribution or be considered to be a sensitive natural plant community. The potential for this project to have a significant impact on special status species is not very probable.
- c. There are NWI-identified wetlands located on the northerly side of the property, classified as Freshwater Emergent Wetland (herbaceous marsh, fen, swale or wet meadow). The wetlands are not designated as federally protected, but are identified in a national database to provide information to the public on the status and trends of our Nations' wetlands. The location of the wetlands is outside of the proposed development area, and no direct removal, filling, hydrological interruption would occur. As noted above, the impact would be less than significant.
- d. The parcel is already developed with a winery and the proposed new building would not result in a significant change to the level of development on the property. 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. The property is surrounded by open vineyards and no structural barriers are proposed which would impede wildlife movement. The impact on wildlife would be less than significant.
- e/f There are no local policies or ordinances in place protecting biological resources, no Habitat Conservation Plans, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan. The project does not propose the removal of native trees, only domestic landscape trees. The project would have less than significant impact on any native species.

Mitigation Measures: None Required

V. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b. According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) the project is located with an area delineated as sensitive for archaeological or paleontological resources. The Yocha Dehe tribal representative was contacted who advised that the project was not located within the aboriginal territories of the Yocha Dehe Wintun Nation, deferring to the Mishewal Wappo Tribe of Alexander Valley. Pursuant to the Public Resources Code 21080.3.1, notification was sent to the other two tribes, with no response. The location of the proposed new winery building is located immediately adjacent to the previously developed area of existing winery buildings, residence, associated paved area. Although the project will be located on historically disturbed land, its potential impact to archeological resources will be reduced to a less than significant level with the application of 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. Most construction activities would occur on previously disturbed portions of the site given the planting of existing vineyards and paved driveways. 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. There would be no impact.

Mitigation Measures: None required

VI. ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 operations. 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.

VII. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>
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. Exposure of people or structures to potential substantial adverse effects:
 - i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regards to rupturing a known fault.
 - ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.
 - iii.) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest editions of the California Building Code for seismic stability would result in less than significant impacts.

- iv.) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there are no landslide deposits in the proposed development area.
- b. The proposed development is relatively minimal and will occur on slopes ranging from 1% to 5% in areas that were previously developed. The spoils resulting from grading activities will be retained on-site and used for construction of the new building, driveway and parking areas. The project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance which addresses sediment and erosion control measures and dust control, as applicable.
- c/d Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the soils on site are comprised of the Pleasanton loam, 0% to 2% slopes. According to the Napa County GIS Sensitivity Maps (Surficial Deposits layer), the foundation materials consist of Quaternary deposits overlain by late Pleistocene Holocene alluvial fan deposits. Vegetative cover is primarily vineyard, domestic-introduced landscaping, and wild grasses. Based upon the Napa County GIS Sensitivity Maps (liquefaction layer) the property includes areas generally subject to a low tendencies to liquefy. All proposed construction will be required to comply with all the latest building standards and codes at the time of construction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in less than significant impacts.
- e. There is a one combined domestic and process waste septic system that serves the current winery and residence. Applied Civil Engineering has prepared an "On-site Wastewater Disposal Feasibility Study for the existing Sullivan Estate Winery (September 23, 2019), finding that the wastewater flow associated with the proposed modification will exceed the capacity of the existing wastewater s system, however, there are several options for how to handle the planned increase flow rates which include adding to the existing system, converting the existing system to a pressure distribution system, or handling the process waste separate from the domestic waste. Potential impacts would be less than significant.
- f. No paleontological resources or unique geological features have been identified on the property or were encountered on the property when the existing building were constructed or when the vines were planted. However, if resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the Standard Condition of Approval 7.2 identified in **Section V** above. Potential impacts would be less than significant.

Mitigation Measures: None required.

VIII. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 gasses 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 a new winery structure and associated infrastructure; and ii) emissions associated with the energy used to develop and prepare the project area and construct a winery, including construction equipment and worker vehicle trips (hereinafter referred to as Equipment Emissions). These emissions also include underground carbon stocks (or Soil carbon) associated with any existing vegetation that is proposed to be removed. As previously stated, this project includes the construction of a new winery, paved parking area, a cave, wastewater treatment system(s), and associated infrastructure.

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 increased 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 emission 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. Given the size of the proposed project at build out, which is approximately 24,050 square feet of winery area (production space, tank halls, crush pads, conference rooms, barrel storage, laboratories, offices) and 6,260 square feet of space dedicated to tasting/hospitality uses compared to the BAAQMD’s GHG screening criteria of 121,000 sq. ft. for general industrial, and compared to the BAAQMD’s screening criterion of 9,000 sq. ft. for high quality restaurant, the project was determined not to exceed the 1,100 MT of CO₂e/yr GHG threshold of significance.

Furthermore, the applicant proposes to incorporate the following additional GHG reduction methods: Alternative fuel and electrical vehicles in fleet; Vehicle Miles Traveled (VMT) reduction plan with employee incentives, employee carpool or vanpool, bike riding incentives; continue energy conserving lighting; continue bicycle incentives; connection to recycled water; install water efficient fixtures; low-impact development (LID); water efficient landscape; continue recycling 75% of all waste; compost 75% food and garden material; implement a sustainable purchasing and shipping programs; continue planting of shade trees within 40 feet of the south side of the building elevation; Electrical Vehicle Charging Station(s); site design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of

interior spaces, and to maximize winter sun exposure; designed and built project so that it could qualify for LEED™, BMP-25(a) BMP LEED™ Silver; intends to become a Certified Green Business or certified as a "Napa Green Winery and become a Certified "Napa Green Land"; Use of recycled materials; continue local food production; continue education to staff and visitors on sustainable practices; continue use 70-80% cover crop; continue to retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site; and recently acquired vineyard site (APN 039-150-002) with intent to plant trees along creek bed for BMP-03; use 70-80% cover crop for BMP-31; and use dry farming techniques for BMP-16.

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

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

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

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

Mitigation Measures: None required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
	g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wild-land fires?	<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

the 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 Napa County environmental resource mapping there are no schools operating within one-quarter mile of the proposed project site. 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. No impact would occur as the project site is not located within two miles of any public airport or public use airport.
- f. The project's existing access driveway meets the Napa County Road and Street Standards (RSS) and the proposed driveway will be constructed in compliance with the RSS. Therefore, the project would not obstruct emergency vehicle access. The project has been reviewed by the County Fire Department and Engineering Services Division and found acceptable, as conditioned. There would be no impact.
- g. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. Impacts would be less than significant.

Mitigation Measures: None required.

X.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?

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-Tuluca (MST) area, however, have shown increasing depths to groundwater, but recent stabilization in many locations. Groundwater availability, recharge, storage and yield are not consistent across the County. More is known about the resource where historical data have been collected. Less is known in areas with limited data or unknown geology. In order to fill existing data gaps and to provide a better understand of groundwater resources in the County, the Napa County Groundwater Monitoring Plan recommended 18 Areas of Interest (AOIs) for additional groundwater level and water quality monitoring. Through the well owner and public outreach efforts of the Groundwater Resources Advisory Committee (GRAC,) approximately 40 new wells have been added to the monitoring program within these areas. Groundwater Sustainability Objectives were developed and recommended by the GRAC 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 Napa Valley floor, St. Helena area, according to the 2050 Napa County Water Study Regions.

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 Tier 1 Water Availability Analysis (WAA), dated September 23, 2019, was prepared by Applied Civil Engineering for the project, to determine the estimated water use of the existing development, the proposed project, and water availability. The water source for the existing property is provided by one existing onsite well. The well serves the existing residence, winery, vineyard irrigation and landscape irrigation. According to the WAA-Guidance Document, properties located on the Napa Valley Floor area are subject to a Water Use Screening Criteria of 1.0 acre-feet of water per acre of land per year. The parcel size is 26.17 acres. Since all of the groundwater extraction is from the Napa Valley Floor area, the water use screening criteria is 26.17 acre-feet/year (af/yr).

a/b. 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 Applied Civil Engineering (dated September 23, 2019) states that sanitary wastewater generated by the existing winery operations is anticipated to increase as a result of the proposed new winery facilities, increase of production, visitation, employees, and marketing program changes. The winery facility is serviced by one combined domestic and process waste septic system. The study demonstrated that the wastewater flows associated with the proposed project will exceed the capacity of the existing wastewater system, however, there are several options how to handle the planned increased flow rates which include adding to the existing system, converting the existing system to a pressure distribution system or handling the process waste separate from the domestic waste. No significant impact from the use of any of these facilities, which must comply with the requirements of the Napa County Process Wastewater Guidelines, would be expected.

As noted above, the applicant submitted a WAA completed by Applied Civil Engineering showing the projected overall water demand for the project site of 19.6 af/yr. The analysis indicates that the existing total water demand is 20.0 af/yr and the projected water demand for the project will be 19.6 af/yr. The following table provides details each source of existing and proposed groundwater use:

Usage Type	Estimated Usage [af/yr] Existing	Estimated Usage [af/yr] Proposed
------------	----------------------------------	----------------------------------

Residence Water Use	00.750	00.750
Total Residence Use	00.750	00.750
Winery		
Daily Visitors	00.023	00.144
Events with meals prepared on-site	00.000	00.041
Events with meals prepared offsite	00.014	00.000
Employees	00.286	00.336
Event staff	00.004	00.004
Process	00.484	00.710
Total Winery Use	00.811	01.235
Irrigation Water Use		
Lawn	06.534	06.534
Other landscape	01.089	01.089
Vineyards (21.2 ac. existing; 20.1 ac. proposed)	10.800	10.000
Total Irrigation	18.423	17.623
Total Combined Water Use	20.000	19.600

The estimated project groundwater demand of 19.60 af/yr represents a decrease of 0.4 af/yr over the existing condition. The reduction results from the removal of an acre of vineyard for construction of the new winery and expansion of the access driveway. The winery, as part of its entitlement would include the County's standard Condition of Approval requiring well monitoring, as well as, the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use. The proposed project would result in a slight decrease on the demand of groundwater resources, and therefore would not interfere with groundwater recharge or lowering of the local groundwater level.

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

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

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

The proposed project would result in a decrease of ground water supplies, and would remain far below the parcel's water allotment, and therefore would not interfere with groundwater recharge or lowering of the local groundwater level. According to Napa County environmental resource mapping (*Water Deficient Areas/Storage Areas*), the project site is not located within a water deficient area and the County is not aware of, nor has it received any reports of groundwater deficiencies in the area. The proposed groundwater uses would not result in a significant impact.

- 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-, 20-, 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. A portion of the project property site lies within the boundaries of the 100 and 500-year flood hazard boundaries, however the project site

is located outside of the boundaries. Prior to the issuance of a building permit, the applicant would be required to obtain a floodplain permit which would address any flood hazard related issues. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows. Impacts would be less than significant.

- e. The proposed project does not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since there are no plans applicable to the project site. No impact would occur.

Mitigation Measures: None Required

XI.	LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The project will not occur within an established community, nor would it result in the division of an established community. 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 within the AP zoning district which allows wineries and uses accessory to wineries, subject to use permit approval. The proposed parcel is compliant with the physical limitations of the Napa County Zoning Ordinance. The winery adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space 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 seeks 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 seeks 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.” The General Plan also includes two policies requiring wineries to be designed generally of a high architectural quality for the site and it surrounding. The proposed architectural design of the new winery building would utilize vertical wood, board on board walls, reflective of the existing winery building, planted wood trellises and vegetated architectural screen elements as an earth element, and its semi-circular layout with clear seal architectural glulam support structures and vision glass curtain walls with multiple mullions introduce a modern element to the building design. The height for the winery structure would be approximately 32 feet measured to the midpoint of the standing seam steel roof, sloping toward the downward to the rear of the winery. As such, the new building incorporates traditional barn elements with the modern elements to fit within the context of its surroundings. Impacts would be less than significant.

Mitigation Measures: None Required

XII.	MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	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 ±5 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.

XIII.	NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 would result in a temporary increase in noise levels during construction of the proposed new winery structure, driveway and parking area improvements. Construction activities would be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. As such the project would not result in potentially significant temporary construction noise impacts or operational impacts. Because the nearest residence to the project site is ±800 feet to the east of the existing winery building, there is a low potential for impacts related to construction noise to be significant. Further, construction activities would occur during the period of 7:00 am - 7:00 pm on weekdays, during normal hours of human activities. All construction activities would be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project would not result in long-term significant construction noise impacts. Conditions of approval identified below would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Impacts would be less than significant.

“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.”

The project proposes to add marketing program for six (6) large events per year for 100 persons and 12 small monthly events for a maximum 25 people. The winery is currently permitted to conduct onsite sales and consumption (AB 2004) in the patio area between the winery and the residence, and proposes to expand into a new patio area that will be located between the new winery building and the existing winery building.

Additional regulations contained within County Code Chapter 8.16 establish exterior noise criteria for various land uses in the County. As described in the Project Setting, above, land uses that surround the proposed parcel are predominantly agricultural (vineyards) but include low density residential; of these land uses, the residential land use is considered the most sensitive to noise. Based on the standards in County Code section 8.16.070, noise levels, measured at the exterior of a residential structure or residential use on a portion of a larger property, may not exceed 50 decibels for more than half of any hour in the window of daytime hours (7:00 a.m. to 10:00 p.m.) within which the applicant proposes to conduct events. Noise impacts of the proposed project would be considered bothersome and potentially significant if sound generated by it had the effect of exceeding the standards in County Code more than 50 percent of the time (i.e., more than 50 decibels for more than 30 minutes in an hour for a residential use). The nearest off-site residence to the proposed winery expansion is ±800 feet to the east west of the proposed new winery building and expanded parking area. Under the proposed project, the largest outdoor event that would occur on the parcel would have an attendance of no more than 100 people, and all events would end by 9:00 p.m., with quiet clean-up conducted afterwards. Winery operations would occur between 8:00 a.m. and 5:00 p.m. (production, excluding harvest) and 10:00 am to 6:00 pm (hospitality). The potential for the creation of significant noise from visitation is significantly reduced, since the tasting areas are predominantly within the winery building itself, with the exception of the patio and garden areas. Continuing enforcement of Napa County’s Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against amplified music, should further ensure that marketing events and other winery activities do not create a significant noise impact. Events and non-amplified music, including clean-up are required to finish by 10:00 p.m. Amplified music or sound systems would not be permitted for outdoor events as identified in Standard Condition of Approval 4.10 below. Temporary events would be subject to County Code Chapter 5.36 which regulates proposed temporary events.

4.10 AMPLIFIED MUSIC

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

The proposed project would not result in long-term significant permanent noise impacts.

- c.. The project is not located within the vicinity of a private airstrip, airport land use plan or, within two miles of a public airport or public use airport. There would be no impact.

Mitigation Measures: None required.

XIV.	POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The Association of Bay Area Governments’ Projections 2003 figures indicate that the total population of Napa County is projected to increase some 23% 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 submitted application materials indicate that this project will not result in a change of full-time or part-time equivalent jobs as originally approved in January, 1979.

The proposed staffing at the winery includes an increase in employees from 15 full-time and two (2) part time to 20 full-time employees.

This increase could lead to minor population growth in Napa County. Relative to the County's projected low to moderate growth rate and overall adequate programed 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 with the construction of the new winery building, 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. 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.

XV.	PUBLIC SERVICES. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	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 checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. Public services are currently provided to the project area, and as the winery has been in full operation, the additional demand placed on existing services would be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshal conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire Department and 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.

Mitigation Measures: None required.

XVI.	RECREATION. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	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 checked="" type="checkbox"/>	<input 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. The project would not significantly increase use of existing park or recreational facilities based on its limited scope. Impacts would be less than significant.
- b. No recreational facilities are proposed as part of the project. No impact would occur.

Mitigation Measures: None required

XVII.	TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	b) 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"/>
	c) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e) 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 includes an analysis of both VMT and LOS to address potential environmental impacts and overall effects to the County roadway system. The project is located east of State Route (SR) 29 with access via Galleron Lane.

- a/b. The Traffic Impact Study for the Sullivan Rutherford Estate Winery Project, June 29, 2020, prepared by W-Trans, addresses potential transportation impacts generated by the proposed project. The study reviewed LOS, sight distance, collision history, alternative modes, vehicle miles traveled, and the County left-turn lane warrant to identify potential impacts to the County roadway system.

Based upon County traffic significance criteria, operating conditions on a segment of State Route (SR) 29, and operating conditions at the SR 29 intersections with Galleron Lane ("road" used in report) were evaluated for Friday and Saturday pm peak traffic conditions during schools in session period and harvest season under the following scenarios: "Existing", "Near Term" (existing plus approved/pending projects), and "Cumulative". Evaluations included conditions with and without project traffic.

The Winery Trip Generation Sheet estimates the winery would generate 97 trips on a typical weekday and 55 trips on a typical Saturday following approval of the project. The report estimates that the Friday PM peak timeframe will include four new Inbound Trips and seven new Outbound Trips, and that the Saturday PM peak timeframe will include three new Inbound Trips and four new Outbound Trips.

SR 29 intersection with Galleron Lane is operating acceptably at LOS A overall, and at LOS C at the stop-controlled approach during both studied peak period.

SR 29 Study Segment between Zinfandel Lane and SR 128 is operating at LOS E in both direction during both peak hours. Although LOS is below the County's threshold of LOS D, LOS F is considered acceptable operation on the segment of SR 29 between Yountville and Calistoga, which encompassed the study segment.

Volumes for Near-Term Conditions, existing plus approved conditions, were developed to include trips from other approved and pending projects that would add traffic to the segment of SR29 within the vicinity of the project. All near-term project volumes were added to the study segment with 50% traveling northbound and 50% southbound. Under Near-Term, the study intersections would continue operating at LOS A overall and LOS C on the stop-controlled approach during both studied peak hours, with minor increase in delay.

Future volumes for the horizon year 2040 were calculated based on output from the Napa Solano Travel Demand Model, maintained by the Solano Transportation Authority. Base year (2015) and future (2040) segment volumes for weekday p.m. peak period were used to calculate growth factors for the study intersection and roadway segment. Under the anticipated Cumulative volumes, the study intersections are expected to operate acceptable at LOS A overall, and at LOS C at the stop-controlled approach during both peak hours.

Upon the addition of project related traffic to Near-Term Volumes, the study roadways are expected to continue operating acceptably at the same levels of service upon the addition of project-generated traffic. As the change in percent time spent following would be about 0.1%, the effect on operation is acceptable.

With project-generated traffic added to the anticipated Cumulative volumes, the study roadway will continue operating acceptably under the county's standard. The 0.1% increase in percent time following would represent an acceptable effect on operation.

The transition to Vehicle Miles Traveled (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.

Using daily trips generated for the proposed 20 full-time employees as determined using the County's winery trip generation form, and an average distance of 16.20 miles traveled per daily trip for the project location as available from the Caltrans Statewide Travel Demand Model, the estimated VMT for the project is 988 vehicle miles traveled.

Travel Demand Management measures are recommended to reduce the project's trips generation and thus the associated VMT. Proposed trip reduction measures are for the project site require the use of private vans or shuttles for large groups; carpooling promoted among employees, including with employees of other nearby wineries; encouragement of alternative modes such as bicycles.

Recommended conditions of approval from the Department of Public Works and the Planning Division require the submission of a Final Transportation Demand Management (TDM) Plan that will include measures to reduce VMT by 15 percent, within 30 days of approval of the project or prior to issuance of a Building Permit which ever occurs first, with measures that include, but not limited to, the detailed shuttle service program, subsidized transit passes, carpool incentive, and bicycle trip-end facilities. Further, it is recommended that when group reservations are made, staff encourage the guest to carpool or use a shuttle or van. Implementation and monitoring shall be included in the Final TDM Plan for the life of the project. If compliance is not achieved then the project would be subject to penalties in the form of a modification or revocation of the project.

With these recommendations, the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision and. Impacts would be less than significant.

- c/d. Sight lines at the existing and proposed driveways on Galleron Lane are adequate with the prima facie 55 mph design speed of Galleron Lane. The existing and proposed new driveways have been reviewed by Fire Marshal and the Engineering Division. They determined that the proposed improvements meet the County of Napa Road and Street Standards for access and onsite safety. No impact would occur.
- f. The total proposed parking of 28 spaces would be comprised of 12 for visitors and 16 spaces for employees and overflow parking. The parking design takes up less overall space on the site. The spaces would all be located on the existing paved areas. The proposed parking is not excessive is not likely to stimulate unnecessary vehicle trips. No impact would occur.

Mitigation Measures: None required

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:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 October 18, 2019, 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. The applicant had contacted the Yocha Dehe Wintun Nation who responded October 28, 2019 that the project as not located within their aboriginal territories, defaulting to the Mishewal Wappo Tribe of Alexander Valley. The Mishewal Wappo Tribe of Alexander had been forwarded an invitation and no response had been received. No impacts would occur.

Mitigation Measures: None required.

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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.

b. As discussed in **Section X** above, a Tier 1 Water Availability Analysis (WAA), dated September 23, 2019, was prepared by Applied Civil Engineering. The report states that project is located in the Agricultural Preserve (AP) zoning district on the Napa Valley floor in an area

that has an acceptable water use screening criteria of 1.0 acre-feet of water per acre of land per year based upon current County Water Availability Analysis policies. According to the WAA analysis, the existing groundwater use within the project recharge area is 26.17 acre-feet/year (af/yr). The anticipated total overall water demand for the project recharge area including the project site would be 19.6 af/yr, representing a 0.4 af/yr decrease of the existing water demand of 20.0 af/yr.

Any project which reduces water usage or any water usage which is at or below the established threshold is assumed not to have a significant effect on groundwater levels. The 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. 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.

XX.	WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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-d. The proposed project is located within a non-wildland/non-urban fire hazard severity zone and in the Napa County Local Responsibility Area (LRA district). There are no project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. The project site is generally flat with slopes ranging from 0-1% and is located on the valley floor with access from Galleron Lane, right to State Highway 29. There are currently overhead power lines along the south side of Galleron Lane. The existing overhead lines will not be affected by the project. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. Impacts would be less than significant.

Mitigation Measures: None required.

XXI.	MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

- 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)?
- c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

- a. The project as proposed will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential air quality, 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: Alternative fuel and electrical vehicles in fleet; Vehicle Miles Traveled (VMT) reduction plan with employee incentives, employee carpool or vanpool, bike riding incentives; continue energy conserving lighting; continue bicycle Incentives; connection to recycled water; install water efficient fixtures; low-impact development (LID); water efficient landscape; continue recycling 75% of all waste; compost 75% food and garden material; implement a sustainable purchasing and shipping programs; continue planting of shade trees within 40 feet of the south side of the building elevation; Electrical Vehicle Charging Station(s); site design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; designed and built project so that it could qualify for LEED™, BMP-25(a) BMP LEED™Silver; intends to become a Certified Green Business or certified as a "Napa Green Winery and become a Certified "Napa Green Land"; Use of recycled materials; continue local food production; continue education to staff and visitors on sustainable practices; continue use 70-80% cover crop; continue to retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site; and recently acquired vineyard site (APN 039-150-002): intend to plant trees along creek bed for BMP-03; use 70-80% cover crop for BMP-31; use dry farming techniques for BMP-16. Vehicle trips associated with the proposed winery would increase minimally compared to the existing condition and would contribute to existing and projected, unacceptable weekday evening and weekend midday peak hour levels of service on major roads in Napa County. The proposed project's near-term and cumulative contribution to those unacceptable levels of service would be less than one percent and would fall below County thresholds of significance.
- 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.