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**Initial Study/Negative Declaration
Pickett Road Wine Company Major
Modification
P19-00172-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:** Pickett Road Wine Company Major Modification #P19-00172-MOD
2. **Property Owner:** Kelly Fleming, 2339 Pickett Road, Calistoga, CA 94515; phone: (707) 942-6849 or email: kelly@kellyflemingwines.com.
3. **County Contact Person, Phone Number and email:** Trevor Hawkes, Planner III; phone (707) 253-4388 or email: trevor.hawkes@countyofnapa.org.
4. **Project Location and Assessor's Parcel Number (APN):** The project is located on an 83.14 acre parcel, within the AW (Agricultural Watershed) zoning district. From the intersection of Silverado Trail and Pickett Road head north for half a mile, then head east along a private roadway before heading north approximately 550 feet along the project driveway. 2339 Pickett Road, Calistoga, CA 94515; APN 018-050-067.
5. **Project sponsor's name and address:** Jon Webb, Albion Surveys, Inc.; 1113 Hunt Avenue, Saint Helena, CA 94574; phone: (707) 963-1217, ext. 117 or email: jwebb@albionsurveys.com
6. **General Plan description:** Agricultural Resource (AR) and Agriculture, Watershed, and Open Space (AWOS) designations.
7. **Zoning:** Agricultural Watershed (AW) district
8. **Background/Project History:** Pickett Road Wine Company (formally Kelly Fleming Winery) was established and approved by the Planning Commission on October 4, 2006, by approval of Use Permit #P05-0441-UP for a 12,000 gallon per year winery and the construction of a 6,305 sq. ft. winery building, 7,000 sq. ft. of caves, three (3) full-time and two (2) part-time employees, and six (6) parking spaces. Tours and tastings by appointment only were permitted at this time for a maximum of eight (8) daily visitors and a maximum of 60 weekly visitors. A marketing program consisting of two (2) events with 125 persons maximum and four (4) events for 60 persons maximum per year. A Conservation Regulations Setback Exception (P05-0459) was also approved alongside the Use Permit to reduce the required 45 and 55 foot stream setbacks to 22 feet for a portion of the 20 foot wide access driveway.

There were subsequent use permit modification approvals to expand the facility.

December 18, 2007 – Minor Modification #P07-00834-MOD was approved by the Zoning Administrator to modify the design of the prior approved winery structure, reducing the building footprint by approximately 5% and revising the building design from a one-story building to a two-story building. Building materials were changed to reflect those already in use with the on-site residence.

October 3, 2018 – Very Minor Modification #P08-00538-MOD was approved by the Zoning Administrator to make further modifications to the winery building and cave portal design, as well as making minor changes to a riparian restoration plan for Simmons Creek.

As currently existing, Pickett Road Wine Company consists of an existing 6,305 square foot winery building, containing both production and hospitality space, a 1,000 square foot uncovered crush pad, 7,000 square feet of type 1 wine caves, six (6) designated parking spaces. Operational aspects include a by appointment tours and tasting program which allows a maximum of eight (8) visitors per day and 60 visitors per week, resulting in up to 3,128 visitors per year. A Marketing Program which consists of four (4) marketing events with a maximum of 60 guests and two (2) marketing events with a maximum of 125 guests, resulting in up to 490 guests per year. The winery currently employs six (6) full-time on-site employees and two (2) part-time on-site employees.

9. **Description of Project:** Approval for a modification of the previous project approvals (Use Permit #P05-0441-UP, Minor Modification

#P07-00834-MOD, Very Minor Modification #P08-00538-MOD) for an existing 12,000 gallons per year winery to allow the following:

A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:

- 1) Recognition of six (6) full-time on-site employees. The winery has approval for three (3) full-time on-site and two (2) part-time on-site employees;

B. EXPANSION BEYOND EXISTING ENTITLEMENTS:

- 1) Increase employment of part-time employees from two (2) to four (4) part-time on-site employees;
- 2) Increase tours and tastings by appointment only from the existing eight (8) visitors per day and 60 visitors per week maximum to 24 visitors per day and 120 visitors per week maximum. No change to existing approved tours and tastings hours of 10:00 a.m. and 4:00 p.m. The proposed modifications to tours and tasting would increase the total number of visitors from 3,120 to 6,240 for a net increase in 3,120 visitors a year;
- 3) Modification of the existing Marketing Program consisting of six (6) events per year, including four (4) events with a maximum attendance of 60 visitors between the hours of 10:00 a.m. and 10:00 p.m. and two (2) events with a maximum attendance of 125 visitors between the hours of 10:00 a.m. and 10:00 p.m.) to allow the following:
 - i. One (1) event per year with a maximum attendance of 125 visitors between the hours of 10:00 a.m. and 10:00 p.m.
 - ii. 10 events per year with a maximum attendance of 60 visitors between the hours of 10:00 a.m. and 10:00 p.m.
 - iii. 10 events per year with a maximum attendance of 24 visitors between the hours of 10:00 a.m. and 4:00 p.m.
 - iv. Three (3) wine release events per year with a maximum of 50 visitors between the hours of 10:00 a.m. and 10:00 p.m.;

The proposed modified Marketing Program would increase the total number of guests in the Market Program from 490 to 1,115 guests for a net increase of up to 625 guests a year;

- 4) Construction of a crush pad canopy to cover an existing 1,000 square foot uncovered crush pad;
- 5) Conversion of the existing cave from a Type I to a Type III and approval of Tours and Tastings within 1,654 square feet of the converted cave;
- 6) Width expansion for sections of the private roadway/project driveway in order to bring them into compliance with the current Napa County Road and Street Standards; and
- 7) Expansion of the winery's Domestic Wastewater Treatment and Dispersal System.

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

The project is located on a 83.14 acre parcel, approximately 3,350 feet northwest of the City of Calistoga. Elevations on the property range from ±415 feet msl, where Simmons Creek exits the property at its southern boundary, to ±810 feet msl at the northern boundaries of the property. Outside of developed areas, the property is highly vegetated and includes several sensitive biotic communities including; Douglas-Fir/Redwood Forest, Chaparral, Deciduous Oak Woodland, Evergreen Oak Woodland, Valley Oak Woodland, and Pine Forest. Four separate intermittent streams in the northern portions of the property form the headwaters of Simmon's Creek, which proceeds to run adjacent to, and east of, the project's driveway. Foundation materials consist of quaternary alluvium surficial deposits from the Holocene and late Pleistocene eras located in the Simmons Creek areas and its tributaries, and Sonoma Volcanics from the Pliocene-Miocene era. The property contains several different soil types including; Guenoc-Rock outcrop complex, five (5) to 30 percent slopes, Guenoc-Rock outcrop complex, 30 to 75 percent slopes, Hambright rock-outcrop complex, 30 to 75 percent slopes, Cortina very gravelly loam, zero (0) to five (5) percent slopes, and Boomer gravelly loam, volcanic bedrock, 14 to 60 percent slopes.

The project parcel was impacted by the 2020 LNU Complex Fire. The applicant reports that the fire destroyed or significantly damaged an existing pump house, a detached garage, three (3) poly tanks, over four (4) acres of existing vineyards, existing deer fencing, tank fittings, buried PVC lines, electrical lines, three (3) water tank liners, four (4) water holding tanks, and a bridge over Simmons Creek. The applicant is currently in the process of replacing all fire damaged structures and improvements. However, the replacement of these residential and vineyard related structures are not associated with the subject use permit modification request.

Existing development includes a 6,305 square foot winery building, 7,000 square feet of wine caves, approximately 11 acres of vineyards, a single-family residence, a guest house, four (4) wells, a water tank, six (6) designated parking spaces, and other minor infrastructure elements associated with winery operations. Pickett Road Wine Company's property is at the north end of a portion of the Napa Valley Floor, and a portion of the property falls within this designated area. For this reason adjacent land uses to the south include vineyards, wineries, and rural residential. Surrounding land uses to the north, east, and west include watershed, open space and rural residential.

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

The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, waste disposal permits, and encroachment 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

None

Other Agencies Contacted

None

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 March 19, 2020, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. Staff received an email from the Middletown Rancheria on March 26, 2020, which informed Staff that, while the project did fall within aboriginal territories of the Middletown Rancheria, due to the nature of the project and the lack of ground disturbance they would not be commenting on the project as proposed. Middletown's Tribal Historic Preservation Officer requested that Staff contact Middletown Rancheria should the project scope change to include any ground disturbing activities. Staff also received a letter from the Yocha Dehe Wintun Nation on March 30, 2020, informing Staff that the project was not within aboriginal territories of the Yocha Dehe Wintun Nation, and declined to comment on the project. No other correspondence was received.

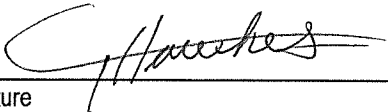
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental 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 MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature  Date 05/12/2021

Name: Trevor Hawkes
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken in. As generally described in the **Environmental Setting and Surrounding Land Uses** section, above, the area is defined by a mix of vineyards, the winery, rural residential structures, and watershed open space. As currently proposed the project intends only a minor amount of physical change to the environment with the construction of a 1,000 square foot canopy to cover an existing crush pad adjacent to the winery building, and width expansion to sections of the private roadway/project driveway. The canopy has been designed aesthetically to match the existing adjacent winery building and will be partially screened from public views of public roads to the south of the project by the existing winery. Impacts would be less than significant.
- b. No trees, rock outcroppings or designated historic buildings would be damaged as a result of the proposed project, nor is any of the construction that will be associated with the project within a state scenic highway. No impacts would occur.
- c. The requested modification includes physical changes in the proposed crush pad canopy cover and the width expansion of the private access driveway. The location of the intended crush pad cover is the northeastern side of the winery building. The closest public road to the crush pad cover is Pickett Road, which lies approximately 580 feet to the southwest of the building. The intended crush pad cover has been designed to aesthetically resemble the winery building, will be physically attached to the existing winery building and the cover will not exceed the current height of the winery building. It is unlikely that the proposed crush pad cover will be visible from a publicly accessible vantage point, and even if visible would complement the existing structures and land uses. Width expansion of the private roadway/access driveway will include road paving along shoulders of existing road, and expansion of the project gate and entrance to the parking courtyard of the winery. Neither of these types of improvements would be expected to casuse a significant impact to public views, nor is the roadway expansion planned on slopes exceeding 15% or within Simmons Creek stream setbacks. Impacts are expected to be less than significant.
- d. The proposed project intends to make modifications to the winery operations by increasing the number of by appointment tours and tastings, marketing events, and full-time/part-time employment, as well as physical changes with the proposed crush pad canopy cover and private roadway/access driveway expansion. The expansion of marketing events could result in an increase in the amount of time existing sources of light are functioning during nighttime hours, but this increase would be temporary in nature and only occurring during marketing events. The proposed crush pad canopy could potentially require new permanent sources of light. In the event that additional permanent outdoor lighting is installed, pursuant to standard Napa County conditions of approval for wineries, outdoor lighting would be required to be shielded and directed downwards, with only low level lighting allowed in parking areas. As subject to the standard conditions of approval, below, the project would not have a significant impact resulting from new sources of outside lighting.

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.*

Impacts are expected to be less than significant.

Mitigation Measures: None are 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 83.14 acre project site includes approximately 11 acres of vineyards on the property. A 6.36 acre vineyard block, directly south of the winery building, is designated as “Farmland of Statewide Importance” and a 2.42 acre block of vineyard to the east of the winery building is designated “Unique Farmland” by the Napa County Important Farmland Map of 2016 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program (FMMP) of

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.

the California Resources Agency. The proposed project intends to construct a 1,000 sq. ft. crush pad canopy cover, adjacent to the northeastern side of the existing winery building, as well as width expansion to sections of the private roadway/project driveway. The construction of the crush pad canopy would take place over existing developed space and not impact any of the parcel's agricultural land. A segment of the project driveway is planned for a width expansion, the largest area being approximately four (4) feet at a slight curve in the driveway, and this area is adjacent to vineyards designated as Farmland of Statewide Importance. It is assumed that some vine plants would potentially be removed, and some a insignificant amount of agricultural land would be paved. Given the minimal physical change and that the access driveway is serving a winery which is consistent with uses allowed in the AW zoning designation these changes are not considered to impact farmland designated as Prime Farmland, Unique Farmland, or Farmland of Statewide. The proposed project would not conflict with existing zoning for agricultural uses. There is no existing agricultural contract on the property. There are no other changes included in this proposal that would result in the conversion of Farmland beyond the immediate project site. General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. As a result, the proposed project would not result in the conversion of special status farmland to a non-agricultural use. No impacts would occur.

c/d. According to the Napa County Environmental resource maps (based on the following GIS layers – Sensitive Biotic Vegetation: Aquatic, Chaparral/Scrub, Coniferous, Grassland, Oak Woodland, and Riparian Woodland Forest) the project site contains numerous sensitive biotic communities including Douglas-Fir/Redwood Forest, Deciduous Oak Woodland, Chaparral, Evergreen Oak Woodland, Valley Oak Woodland, and Pine Forest. The project proposes a 1,000 sq. ft. canopy over an existing crush pad and width expansion to the private roadway/project driveway, and neither of these improvements are within areas that would casue a conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, nor would it result in the loss or, or conversion of, forest land to a non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits. No impacts would occur.

Mitigation Measures: None are 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"/>
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 PM_{2.5}, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM_{2.5} occasionally does reach unhealthy concentrations. There are multiple reasons for PM_{2.5} exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM_{2.5} within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM_{2.5} levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAQMD, *In Your Community: Napa County*, April 2016)

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

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

As mentioned above, in 2010, the BAAQMD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAQMD through May 2017. Given the size of the entire project, which is approximately 6,305 square feet of enclosed floor area, including 4,909 square feet of space dedicated to production uses and 1,396 square feet of floor space dedicated to 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 NO_x (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.) The project falls well below the screening criteria as noted above, and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts.

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

7.1 SITE IMPROVEMENTS

c. AIR QUALITY

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

1. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.*
2. *Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.*
3. *Cover all haul trucks transporting soil, sand, or other loose material off-site.*
4. *Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
5. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
6. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
7. *Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.*
8. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perfact_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 physical improvements and operational changes would not significantly increase odors associated with the winery. 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 are 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. According to the Napa County Environmental resource maps (based on the following GIS layers – Sensitive Biotic Vegetation: Aquatic, Chaparral/Scrub, Coniferous, Grassland, Oak Woodland, and Riparian Woodland Forest) the project site contains numerous sensitive biotic communities including Douglas-Fir/Redwood Forest, Deciduous Oak Woodland, Chaparral, Evergreen Oak Woodland, Valley Oak Woodland, and Pine Forest. Sensitive biotic communities of Valley Oak Woodland and Pine Forest abut the winery building on the western side. However the proposed project would not have a substantial adverse effect on any candidate, sensitive or special status species, nor would it have a substantial adverse effect on riparian habitat or sensitive natural communities. The construction of a crush pad canopy over an existing crush pad directly adjacent to the existing winery building resulting in no vegetation or tree removal from the area. In order to bring the access to the winery in consistency with the current RSS, the applicant intends to expand the width of the intersection of Pickett Road and the private driveway, segments of the private roadway, the project gate, segments of the project driveway, and the entrance to the parking courtyard. These areas will result in minimal land disturbance and are not within sensitive biotic communities. Width expansion to the project driveway are outside of the Simmons Creek setback. This project will have no impact on candidate, sensitive, or special status species as well as no impact on riparian habitat or sensitive natural communities.
- c. According to the Napa County Environmental Resource Maps, and as identified on the submitted plans, Simmons Creek, a USGS blue line stream, is located east of the winery and running parallel to the project driveway. The project driveway was approved as constructed under Conservation Regulations Setback Exception P05-0459, which reduced the required 45 and 55 foot stream setbacks to 22 feet for a portion of the 20 foot wide access driveway. While the project driveway will have segments planned for width expansion, none of the segments are within the creek setback for Simmons Creek. No impacts would occur.
- d. All proposed improvements would occur within, or adjacent to, previously disturbed areas that are not part of a wildlife corridor. Therefore, project activities would not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites. No impacts would occur.
- e. No trees are proposed for removal as part of the project. Moreover, all physical improvements of the project are proposed within, or adjacent to, areas that has been previously disturbed. No impacts would occur.

- f. The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures: None are 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 Napa County Environmental Resource, no known historically sensitive sites or structures, archaeological or paleontological resources, sites or unique geological features have been identified within the project site. If resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist would be retained to investigate the site in accordance with the following standard condition of approval:

7.2 ARCHEOLOGICAL 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 human remains have been encountered on the property, no information has been encountered that would indicate that this project would encounter human remains. No impacts would occur.

Mitigation Measures: None are 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 operation. Impacts would be less than significant.
- b. The proposed project would not conflict with the provisions of a state or local plan for renewable energy or energy efficiency because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures: None are 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ASTM (American Society of Testing and Materials) D 4829.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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.
- i.) There are no known faults that run beneath the project site on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The closest known fault is approximately 3,365 feet to the west of the western parcel boundaries. As such, the proposed project would result in a less than significant impact with regards to rupturing of a known fault. Impacts would be less than significant.
 - ii.) All areas of the Bay Area are subject to strong seismic ground shaking. The only construction associated with the proposed project is the 1,000 square foot crush pad canopy and width expansions to the private roadway/project driveway. Code and standards related to the construction of structures and the paving of roadway would reduce the potential impacts to a less than significant level in relation to seismic ground shaking.
 - iii.) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Areas of the property associated with quaternary alluvium surficial deposits are considered to have a medium chance for liquefaction, however construction of the crush pad canopy cover would be in an area that has already been graded and paved and will be in compliance with the latest edition of the California Building Code for seismic stability. Segments of the expanded private roadway/project driveway planned for expansion will be built to existing standards which will further reduce the potential along the roadway for adverse effects due to liquefaction. Impacts would be less than significant.
 - iv.) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there is an area in the southwest corner of the property, on the east side of Simmons Creek, which may be a landslide deposit. The winery itself sits at the bottom of a hillside, with slopes exceeding 30% adjacent to the northwest side of the winery building. However, no expansion of the winery into this area is proposed and the only construction proposed is in an area that is already graded and paved. There are no reports to indicate the potential for landslides associated with this hillside. Impacts are expected to be less than significant.
- b. The project proposes an insignificant amount of ground disturbing activities and potential loss of top soil for the segments of the private roadway/project driveway planned for width expansion. The potential amount of top soil would not be substantial and is only being completed to bring roadways into compliance with the existing RSS. Impacts would be less than significant.
- c/d. According to the Napa County Environmental Resource Maps (Geology, Soil Types, Geologic Units), geologic units associated with the winery area include both the quaternary alluvium surficial deposits from the Holocene and late Pleistocene eras and Sonoma Volcanics from the Pliocene-Miocene era. Soils directly associated with the winery area include Guenoc-Rock outcrop complex, five (5) to 30 percent slopes and Cortina very gravelly loam, zero (0) to five (5) percent slopes. While areas associated with the alluvium surficial deposits are known to have a medium chance for liquefaction, the project does not propose an expansion of the winery footprint into these areas; the only proposed construction is a crush pad canopy cover which would be built on an area that has been previously graded and paved and paving would be adjacent to existing roadway facilities. Impacts would be less than significant.
- e. The proposed project does not include the need to expand the existing process wastewater system, however modification of the winery domestic wastewater treatment system would be required to handle the increased flows associated with increases in employment, by-appointment tours and tastings and marketing events. A Onsite Wastewater Feasibility Study, by Applied Engineering, was submitted with the project application and it found that the subsurface drip dispersal field would need to be expanded to accommodate the increased flows. The study concluded that soils adjacent to the existing field would be able to accommodate the additional subsurface drip. The County of Napa Environmental Health Division reviewed and agreed with this report. Impacts are expected to 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 was constructed or when the vines were planted. The project as proposed would require minimal earth disturbing activities and are unlikely to uncover paleontological or unique geological features. Impacts would be less than significant.

Mitigation Measures: None are 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 gases that contribute to GHG (BAAMD CEQA Air Quality Guidelines, May 2017). In this case, carbon dioxide (CO₂) is used as the reference atom/compound to obtain atmospheric carbon CO₂ effects of GHG. Carbon stocks are converted to carbon dioxide equivalents (CO₂e) by multiplying the carbon total by 44/12 (or 3.67), which is the ratio of the atomic mass of a carbon dioxide molecule to the atomic mass of a carbon atom (<http://www.nciasi2.org/COLE/index.html>).

One time “Construction Emissions” associated with the project include: emissions associated with the energy used to develop and prepare the project area, construction, and construction equipment and worker vehicle trips (hereinafter referred to as Equipment Emissions). These emissions would also include underground carbon stocks (or Soil carbon) associated with any existing vegetation that is proposed to be removed. As previously stated the physical improvements associated with this project includes the construction of a 1,000 square foot crush pad canopy cover, and some width expansion of the private roadway/project driveway..

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

As discussed in the Air Quality section of this Initial Study, in 2010, the BAAQMD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Criteria Air Pollutants and Precursors & GHG Screening Level Sizes) and thresholds of significance for air pollutants, including GHG emissions, which have now been updated by BAAQMD through May 2017. With the existing winery building totalling approximately 6,305 square feet of enclosed floor area, with 4,909 square feet of space dedicated to production uses and 1,396 square feet of floor space dedicated to hospitality uses, compared to the BAAQMD’s GHG screening criteria of 121,000 square feet for general industrial, and compared to the BAAQMD’s screening criterion of 9,000 square feet for high quality restaurant, the project was determined not to exceed the 1,100 MT of CO₂e/yr GHG threshold of significance.

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. 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 efforts to reduce emissions as described above. For these reasons, project impacts related to GHG emissions are considered less than significant.

Mitigation Measures: None are 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

release of hazardous materials into the environment?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wild-land fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a. The proposed project would not involve the transport of hazardous materials other than those small amounts utilized in typical winery operations. Impacts would be less than significant.
- b. Hazardous materials such as diesel and maintenance fluids would be used onsite during construction of the crush pad canopy and roadway expansion. Should they be stored onsite, these materials would be stored in secure locations to reduce the potential for upset or accident conditions. The proposed project consists of an existing winery that would not be expected to use any substantial quantities of hazardous materials. Therefore, it would not be reasonably foreseeable for the proposed project to create upset or accident conditions that involve the release of hazardous materials into the environments. Impacts would be less than significant.
- c. There are no schools located within one-quarter mile from the existing winery buildings. According to Google Earth, the nearest school to the project site is Palisades Hlgh, located approximately 1.6 miles to the southwest. No impacts 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 an airport land use plan.
- f. The private roadway, project gate, project driveway, and entrance to parking courtyard all require width expansion to meet current regulations of the Napa County RSS. Planned improvements for these features have been reviewed by the County Fire Department and Engineering Services Division and found acceptable, as conditioned. Planned improvements must be completed prior to implementation of the proposed operational changes to employment, visitation, and the marketing program. The proposed winery would not obstruct an emergency response or evacuation plan. Impacts would be less than significant.
- g. The existing winery resides in areas designated as moderate and high fire severity zones, and a significant portion of the property was burned in the 2020 LNU Complex Fires, resulting in a number of destroyed or significantly damaged structures and facilities. The proposed project does increase visitation for by appointment tours and tastings and marketing events, which will increase the total number of visitors and guests who visit the project on an annual basis. While this change does expose a larger amount of people to an area that has shown it can be impacted by wildfire, the project's setting, topography, and proposed improvements will maintain the potential for significant loss, injury or death due to wild-land fires below a level of significance. Pickett Road Winery sits at the bottom of the Simmons Creek Watershed, where Simmons Creek meets the flatter valley floor. The overland distance from the winery to the north end of Pickett Road is approximately 1,000 feet and it does not pass through areas of significant wild-land vegetation growth. The private roadway network which services the Project and other adjacent residence/agricultural operations does not have any features which could cause congestion, and the proposed improvements in additional width to the private roadway/access driveway are acknowledged by the County Engineering Division and Fire Marshall as standards which will allow for adequate access to the project by emergency response vehicles and evacuation by visitors and/or employees. Furthermore, the proposed project complies with current State's current Fire Safe Regulations, which are currently under review and revision by the Board of Forestry through their rulemaking process. Given

the Fire Safe Regulations have yet to be adopted, the current version is in effect and applied to the project. However, once adopted future changes in winery operation would be subject to those rules in place at the time of application. Impacts would be less than significant.

Mitigation Measures: None are 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 type="checkbox"/>	<input checked="" type="checkbox"/>
	e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Napa 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 within the Western Mountains subarea of Napa County according to the Napa County Groundwater Monitoring Plan 2013.

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

The project includes areas categorized as "all other areas" based upon current County Water Availability Analysis policies and therefore water use criteria is parcel specific based upon a Tier 2 analysis. The Water Availability Analysis was completed by O'Conner Environmental, Inc on August 18, 2020.

- a. The project would not violate any water quality standards or waste discharge requirements. According to the Onsite Wastewater Disposal Feasibility Study prepared by Applied Engineering, September 24, 2019, the wastewater flows associated with the proposed project can be accommodated with the existing process wastewater system and through an expansion of the domestic wastewater system, specifically the subsurface drip system. The Division of Environmental Health reviewed this report and concurred with its findings. Impacts would be less than significant.
- b. Given the location of the project as "all other areas" based on County WAA Guideline policies and the immediate hydrogeological conditions of the project's recharge area, a WAA was submitted by O'Conner Environmental (Prepared August 2020, revised March 2021) that includes a project specific analysis of groundwater recharge (Tier 1) and an analysis of the potential for well interference at neighboring wells located within 500 feet of the project well (Tier 2). The project aquifer is located within a significant portion of a large block of Rhyolite of Calistoga underlying the project parcels and the hills encompassing the Simmons Canyon Creek watershed surrounding and to the east of the well which supplies water to the winery (Well #4 on the submitted plans). A recharge area measuring of 181.5 acres for the well and winery was defined by O'Conner Environmental that used the drainage divides of of the eastern tributary to Simmons Creek as the northern, southern, and eastern boundaries and the main channel of Simmons Creek as the western boundary of the recharge area. While there are three other wells controlled by the applicant, which provide water for landscaping, a single-family residence, a guest cottage, and all vineyard, orchard, and garden irrigation, the topography of the Simmons Creek watershed drainages, the underlying bedrock, and the location and history of well tests for the other parcel's wells indicates that the project well does not share the same aquifer as the other three wells on the parcel.

Groundwater recharge within the project recharge area was estimated using a Soil Water Balance (SWB) of Napa County. This model calculates runoff based on the Natural Resources Conservation Services (NRCS) curve number approach and Actual Evapotranspiration (AET) and recharge based on a modified Thornthwaite-Mather soil-balance approach. Groundwater recharge was simulated for Water Year 2010, chosen because annual precipitation totals across most of the county were close to their 30-year average in 2010. Based upon the simulated precipitation across the project recharge area and simulated actual evapotranspiration and runoff, the 181.5 acre recharge area is expected to yield an estimated average annual recharge of 172.1 af/yr. When calculating the recharge based solely upon the area within the project parcel, approximately 20.7 acres, the recharge is estimated to yield 19.7 af/yr.

The WAA submitted by O'Conner Environmental also analyzed well interference for a neighboring well (Well 6 in the submitted WAA) that was identified as 328 feet from the project well. The magnitude of potential drawdown caused by pumping from Well 4 was estimated at Well 6 using the Theis equation, and the transmissivity of the project aquifer was estimated using observed drawdown data from a single-well pump test performed on Well 4 on February 3, 2015. Given the range of storativity and transmissivity calculated from the single-well pump test the Theis equation estimated a potential drawdown range of less than .001 to .01 feet for Well 6, which is below the County's screening criteria of 10 feet.

The findings of the Water Availability Analysis demonstrate that the project would not substantially deplete local groundwater supplies

and would not have a significant impact on groundwater resources. According to the water analysis, the existing groundwater use on the project site is 1.65 acre-feet/year. The proposed project would result in an anticipated water demand total of 1.72 acre-feet/year. The table below details each source of existing and proposed groundwater use:

Usage	Existing Water Demand (Acre-feet/Year)	Proposed Water Demand (Acre-feet/Year)
Project Parcel	.42	.49
Winery Use	.32	.32
Employee/Guest Use	.10	.17
Neighboring Parcels	1.23	1.23
Residential Use	1.10	1.10
Irrigation Use	.13	.13
Total	1.65	1.72

The estimated project groundwater demand of 1.72 af/yr represents an increase of 0.07 af/yr over the existing condition. When calculating over the entirety of the defined project recharge area the 1.72 af/yr of demand accounts for 1% of the estimated recharge. When accounting for only the recharge area within the project parcel (20.7 acres) the demand is 9% of estimated recharge. The project 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.

4.9 GROUND WATER MANAGEMENT - WELLS

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

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

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

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

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 slight decrease of ground water supplies, and would remain far below the recharge area'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 requires discretionary projects, including this project, to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development is not greater than predevelopment conditions. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. Impacts would be less than significant.
- d. The site lies outside the boundaries of the 100 and 500 year flood hazard boundaries. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows. No impacts would occur.
- e. The proposed project would not conflict with a water quality control plan or sustainable groundwater management plan because there are no such plans applicable to the subject site. No impacts would occur.

Mitigation Measures: None are 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/b. The project would not occur within an established community, nor would it result in the division of an established community. The project complies with the Napa County Code and all other applicable regulations. The subject parcel is located in the AW (Agricultural Watershed) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The proposed project is compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

Agricultural Preservation and Land Use Policy AG/LU-1 of the 2008 General Plan states that the County shall, "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." The property's General Plan land use designation is AR (Agricultural Resource) and AWOS (Agriculture, Watershed, and Open Space), both of which allow "agriculture, processing of agricultural products, and single-family dwellings." More specifically, General Plan Agricultural Preservation

and Land Use Policy AG/LU-2 recognizes wineries and other agricultural processing facilities, and any use clearly accessory to those facilities, as agriculture. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan.

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

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

Mitigation Measures: None are 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. No impacts would occur.

Mitigation Measures: None are 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?
- 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?

Discussion:

a/b. The project would result in a temporary increase in noise levels during construction of the proposed crush pad canopy. The nearest residence the area planned for construction is approximately 645 linear feet to the southwest. Impacts due to a temporary increase in ambient noise generated from construction activities, or from groundborne vibration, would remain below a level of significance through compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The County Noise Ordinance limits construction activities to daylight hours (7:00 a.m. to 7:00 p.m.) using properly muffled vehicles. In addition to the county noise ordinance, the project applicant will be required to comply with project Conditions of Approval (outlined below) related to construction noise, which will limit activities further by requiring construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. The proposed project would not result in long-term significant construction noise impacts and 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 proposed project involves modifications to by appointment tours and tastings (24 visitors per day between the hours of 10:00 a.m. and 4:00 p.m.) and the existing marketing program (14 events on an annual basis with the largest event permitting up to 125 guests). By appointment tours and tasting and marketing events would continue to use the winery building and outdoor area directly adjacent to the winery building. Due to the outdoor location, an increase in by appointment tours and tastings and marketing events would have the potential to increase the duration and generate higher noise levels, compared to existing conditions.

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 in the area are dominated by open space uses, rural residential properties, wineries and vineyards; 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). Noise from winery operations is generally limited and intermittent, meaning the sound level can vary during the day and over the course of the year, depending on the activities at the winery. The primary noise-generating activities are equipment associated with wineries including refrigeration equipment, bottling equipment, barrel washing, de-stemmers and press activities occurring during the harvest crush season, delivery trucks, and other vehicles. The Napa County General Plan EIR indicates the average, or equivalent, sound level (Leq) for winery activities is 51dBA in the morning and 41dBA in the afternoon. Audibility of a new noise source and/or increase in noise levels within recognized acceptable limits are not usually considered to be significant noise impacts, but these concerns should be addressed and considered in the planning and environmental review processes. Typical winery operations would occur between 8:00 a.m. and 6:00 p.m. (excluding harvest) with marketing events generally occurring between 10:00 AM and 10:00 PM.

The nearest off-site residence in proximity to the winery building, that will include hospitality uses, is approximately 645 linear feet to the southwest. Noise sampling performed under County authority (RGD Acoustics, November 16, 2015), as part of the analysis for the Bell Winery use permit modification (P13-00055), measured sound from an 85-person event using a meter placed 123 feet from the sound source (event). Measurements taken from that sound meter indicated that sound from the event exceeded 56 decibels 50 percent of the time. The studied event had fewer attendees than the largest, 125-person event proposed by the applicant, and so the noise level

measured from the Bell Winery event is adjusted upward by two decibels (based on a standard rate of 3 dB per doubling of number of noise sources) to an estimated 58 decibels exceeded 50 percent of the time, to estimate the noise level from the largest marketing event of the proposed project. Even with adjustment, these levels are considered to be conservative given that the Bell Winery event had a live music act included in its event, and there would be no outdoor amplified sound at the winery. The noise study further states that sound levels are reduced with distance in accordance with the "inverse square law", which yields a six (6) dB sound reduction for each doubling of the distance from the source. Thus, using the Bell Winery study as a model, and applying a six-decibel reduction per doubling of distance from the noise source, it is anticipated that exterior noise experienced at the nearest residence 645 feet to the southwest of the winery hospitality building (estimated 44 decibels for half of the event duration) would not exceed the County Code standard of 50 decibels during 50 percent of daytime hours.

Under the proposed project, the largest event that would occur on the parcel would have an attendance of no more than 125 people, and all events would end by 10:00 p.m., with clean-up conducted afterwards. Winery operations would occur between 8:00 a.m. and 5:00 p.m. (excluding harvest). The potential for the creation of significant noise from increased visitation is reduced since visitation will be partially inside. 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, excluding quiet 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 site is not located within an airport land use plan or the vicinity of a private airstrip. No impact would occur.

Mitigation Measures: None are 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The Association of Bay Area Governments' Projections 2003 figures indicate that the total population of Napa County is projected to increase some 23% 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 proposed staffing at the winery includes an increase in employees from six (6) full-time and zero (0) part-time to six (6) full-time employees and four (4) part-time. 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 programmed housing supply that population growth does not rise to a level of environmental significance.

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. The proposed project would not displace a substantial number of existing people or housing and would not necessitate the construction of replacement housing elsewhere. No impacts would occur.

Mitigation Measures: None are 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 the additional demand placed on existing services as a result of the proposed project would be minimal. Fire protection measures, such as winery access that meets Napa County RSS, defensible space, and sprinklers in the converted wine cave, will be required as part of the development and there would be no foreseeable impact to emergency response times with compliance with these conditions of approval. The Fire Department and Engineering Services Division have reviewed the application and recommend approval, as conditioned. School impact fees, which assist local school districts with capacity building measures, would be levied for any required building permits for the project, however as demonstrated in **Section XIV(a), Population and Housing**, the project is expected to create a minimal increase in the county’s population and it’s need for housing such that local schools would not be strained by the proposed project and it’s increase in visitation, marketing events, and

employment. The proposed project would have minimal impact on public parks as no residences are proposed, and as previously noted the increase in regional population from the proposed project is minimal. Impacts to public services would be less than significant.

Mitigation Measures: None are 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 proposed project would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities. It is foreseeable that some of the new employees and patrons that would work or visit the winery would utilize some of the county's parks and recreational facilities, but not to a degree that would cause substantial physical deterioration of the parks and/or facilities. Impacts would be less than significant.
- b. No recreational facilities are proposed as part of the project. No impacts would occur.

Mitigation Measures: None are 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?

Discussion:

a. As proposed the project would not conflict with any plans, ordinances or policies addressing the circulation system. Access to the winery along private roads is proposed to be brought up to current Napa County RSS standards, with width expansion planned for the intersection of Pickett Road and the private roadway, segments of the private roadway, the project gate, segments of the project driveway, and the entrance to the parking courtyard. The County Fire Marshall and Engineering Divisions have reviewed the project and approved as conditioned. No transit, bicycle or pedestrian facilities exist on Pickett Road, or at the project, nor are any facilities planned at this time. The applicant submitted a Winery Traffic Information/Trip Generation sheet as a part of their application. Based on calculations which utilized the applicant's proposed increases in employment, visitors for by appointment tours and tastings, and marketing events, the highest amount of daily trips would be 41 and would be generated on harvest Fridays. This is an increase of existing daily trips on harvest Fridays by only 11 daily trips, and is not considered a significant environmental impact. The Department of Public Works has reviewed the project and approved as conditioned.

b. The transition to VMT is required of lead agencies beginning July 1, 2020. As a result, the updated Circulation Element includes policies that reflect this new regulatory framework for transportation impact assessment, along with a draft threshold of significance that is based on reduction of VMT compared to the unmitigated project rather than the regional average VMT (Policies CIR-7 through CIR-9). Staff believes this alternative approach to determining the significance of a project's transportation impacts would be better suited to Napa County's rural context, while still supporting the efforts of the County to achieve the greenhouse gas emissions goals of its pending Climate Action Plan. The reduction in VMT and, correspondingly, GHG emissions from the transportation sector, is also necessary for Napa County, the region, and the state to achieve long-term, statewide mandates targeted toward reducing GHG emissions. Such mandates include, but are not limited to Executive Orders S-3-05 and B-16-12, which respectively, set a general statewide GHG emissions reduction target of 80 percent below 1990 levels by 2050, and an 80 percent GHG emissions reduction below 1990 levels (also by 2050) specifically for the transportation sector.

Napa County is currently in the process of establishing a threshold for minimum vehicle miles traveled (VMT) for various land uses. The "winery" project category does not fall neatly into traditional land use categories and is a hybrid land use combining VMT characteristics of agriculture and office uses. Until minimum VMT thresholds are established by the County for winery projects, guidance may be taken from by the *California Governor's Office of Planning and Research, Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018*. The Advisory indicates that the VMT metric supports three statutory goals: "the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and diversity of land uses." The Advisory goes on to state that "achieving 15 percent lower per employee (office) VMT than existing development is both generally achievable and is supported by evidence that connects this level of reduction to the State's emissions goals." With regard to the proposed project, the Technical Advisory provides "screening thresholds" for small projects as follows:

"Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact."

According the Proposed Project Winery Traffic Information/Trip Generation sheet that was completed by the applicant and submitted with the project's application, the highest daily trips the project would generate is 41 trips, which would occur on harvest Fridays. The applicant already implements a TDM plan with the intent of reducing vehicle miles traveled by a minimum of 15%. The project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

- c. The project proposes to bring several areas along the private access roadways to the winery into compliance with the existing Napa County RSS. These include width expansion at the intersection of the private roadway and Pickett Road, a segment of the private roadway, the gate entrance at the project driveway, segments of the project driveway, and entrance to the parking courtyard. As existing, these segments and access points would be considered incompatible design features, and their modification would improve impacts to a less than significant impact. Roadway modification must be completed prior to implementation of the proposed operational changes in employment, visitation and marketing events. The project driveway only serves the winery for employees and guests, preventing incompatible uses such as farm equipment from interfering with access. Impacts would be less than significant.
- d. Napa County Engineering Division and CalFire have reviewed the proposed project for consistency with their standards and approve of

the project as conditioned. Conditions include such changes as width expansion along segments of the private roadway/project driveway, sprinklers inside the converted wine cave, and defensible space. Given the topography immediately adjacent to the winery, and the distance necessary to reach a public road, it is assumed that these conditions will prevent the changes in operations from resulting in inadequate emergency access. Impacts would be less than significant.

- e. There is currently parking for six (6) vehicle parking spaces provided on site, with one (1) of those spaces designated for ADA access. developers of new or expanded land uses are required to provide adequate parking or demonstrate that adequate parking exists to meet their anticipated parking demand. Excess parking that could stimulate unnecessary vehicle trips or commercial activity exceeding the site's capacity is discouraged. At six (6) available designated parking spaces and an estimated turn around time for visitors of by appointment Tours and Tastings of 1.5 hours, all 6 parking spaces would need to be utilized on days when maximum visitation reservation had been reach. It is unlikely that the winery will reach maximum allowance of by appointment tours and tastings, and on most days visitors and employees should be able to share the six (6) designated parking spaces. In the event more parking is required than existing designated spaces provide, there is more than enough shoulder area along the west side of the internal access driveway leading up to the winery, at in the paved area around the detached garage, and thus the proposed project would not be in conflict with General Plan Policy CIR-14.

Mitigation Measures: None are 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 March 19, 2020, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. Staff received an email from the Middletown Rancheria on March 26th, 2020, which informed Staff that, while the project did fall within aboriginal territories of the Middletown Rancheria, due to the nature of the project and the lack of ground disturbance they would not be commenting on the project as proposed. Middletown's Tribal Historic Preservation Officer requested that Staff contact Middletown Rancheria should the project scope change to include any ground disturbing activities. Staff also received a letter from the Yocha Dehe Wintun Nation on March 30 2020, informing Staff that the project was not within aboriginal territories of the Yocha Dehe Wintun Nation, and declined to comment on the project. No other correspondence was received.

Mitigation Measures: None are 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. The project does not require the construction of new or expanded water, storm water drainage, electric power, natural gas, or telecommunications facilities. The Onsite Wastewater Disposal Feasibility Study submitted by Applied Civil Engineering analyzed the proposed project's increase in employment, visitors for by appointment tours and tastings, and marketing events and found that the winery's domestic wastewater treatment and dispersal system would require expansion to meet the increase in wastewater generated. The winery's existing septic tank, grease interceptor, sump tanks, recirculation tank, and treatment unit are all adequately sized to handle the increased flows associated with the proposed project, but the subsurface drip dispersal field would need to be expanded by 260 square feet. The report shows that there is adequate space for the expansion of the subsurface drip dispersal system. The Napa County Division of Environmental Health has reviewed the project and concurred with its findings. Expansion of the subsurface drip dispersal system will be a requirement before a certificate of occupancy can be issued. Impacts are expected to be less than significant.
- b. As discussed in Section X the findings of the Water Availability Analysis completed by O'Conner Environmental, Inc on August 18, 2020, demonstrates that the project would not substantially deplete local groundwater supplies and would not have a significant impact on groundwater resources. According to the water analysis, the existing groundwater use for the well serving the project is 1.65 af/yr, and the proposed project would result in an increase of 0.07 af/yr for an anticipated total of 1.72 af/yr. Impacts would be less than significant.
- c. The winery facility is serviced by separate process and sanitary wastewater treatment and dispersal systems. The project does not propose to increase wine production, and thus would not generate additional process waste. The proposed increase in employees, marketing events and visitation, would generate additional sanitary wastewater. An Onsite Wastewater Disposal Feasibility Study by Applied Engineering (September 24, 2019), was provided to evaluate the proposed project on the existing wastewater system. The study demonstrates that all sanitary wastewater generated from the proposed project would require modification of the sanitary wastewater treatment and disposal system in the form of expanded subsurface drip dispersal system, which the report demonstrates the project has more than adequate room for the additional drip tubing. The Division of Environmental Health reviewed this report and concurred with its findings. 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 are 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. There are no proposed project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. The proposed project includes features and modification that, if implemented, would improve emergency response and evacuation. This will be accomplished through conditions such as requiring expansion of width to the private roadway/project driveway, sprinklers in the converted wine cave, and defensible space. The County Fire Marshall and Engineering Divisions have reviewed the project and recommended these conditions of approval. There is adequate parking or space to park a vehicle such that access would not be impaired. Impacts would be less than significant.
- b. The proposed project does not expand the winery beyond it's existing footprint, the only physical improvement is a 1,000 square foot crush pad canopy cover over an existing crush pad and width expansion of the private roadway/project driveway. While the project does increase the weekly visitation and number of marketing events at a winery within an area that has recently demonstrated is susceptible to wildfire, the proposed project does not include any features in locations which due to steep slopes or prevailing wind corridors could exacerbate wildfires. The distance from the project to Pickett Road (approximately 1,000 feet) and the relative safety of the vineyard dense valley floor suggest that project occupants would not be in significant danger of pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant.
- c. The project requires expanded fire safety infrastructure in the form of fire sprinklers in the converted cave, defensible space, and width improvements to the private roadway/project driveway. These improvement are considered minor and noncontroversible, and are not considered the types of improvements that exacerbate wildfire risk or significant environmental risk. Infrastructure existing prior to the LNU Complex fire may be rebuilt, but these features were existing for the winery prior to the wildfire impacts and are also not considered to exacerbate wildfire risk or significant environmental risk. Impacts will be less than significant.
- d. The proposed project is not in a location which would expose people or structures to risks such as downstream or downslope flooding or landslides resulting from runoff, post-fire instability or drainage changes. The only physical improvement for the proposed project is a 1,000 square foot canopy crush pad cover, in an area of the winery which is already graded and paved. Changes to onsite drainage are minimal and does not significantly increase risk. The project is outside of 100 and 500 year flood zones and outside of the conservation setbacks of Simmons Creek. No features exist with the adjacent hillside which would suggest the potential for a landslide. Impacts would be less than significant.

Mitigation Measures: None are 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 or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The proposed project includes only a minor physical improvement (1,000 square foot crush pad canopy cover and width expansions to the private roadway/project driveway) which are located on portions of the property that already are developed or impacted by existing development due to their adjacency. As identified in Section IV. Biological Resources, due to the location of and limited scope of physical improvements, potential impacts to biological resources and wildlife species would not be an impact. As identified in Section V. Cultural Resources, according to the Napa County Environmental Resource Maps no historical or archaeological resources have been identified on the property and the lack of significant earthmoving in the proposed project suggests that accidentally upset is unlikely. The project would not result in significant impacts to rare or endangered plant or animal species 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 impacts to air quality, greenhouse gas emissions, hydrology, and traffic are discussed in the respective sections above and were determined to have a less than significant impact. Potential impacts to air pollution and GHG emissions are being addressed through Greenhouse Gas Voluntary Best Management Practices and VMT reduction strategies as discussed in Section VIII. Green House Gas and Section XVII. Transportation. The applicant already implements the following greenhouse gas reduction methods at the winery: Generation of onsite renewable energy (onsite solar array), preservation of open space in a conservation easement, habitat restoration, exceeding Title 24 energy efficiency standards, vehicle miles traveled reduction plan, solar hot water heating, energy conserving lighting, install water efficient fixtures, water efficient landscape, composting 75% food and garden material, using 70-80% cover crop, and retaining biomass from pruning and thinning rather than burning it. Section X. Hydrology includes detail on the Water Availability Analysis which demonstrates that the proposed project would result in a modest increase of 0.07 acre-feet/year over the existing condition, but would remain below the estimated groundwater recharge rate of 19.7 acre-feet/year, and consequently would not interfere with groundwater recharge or lowering of the local groundwater level. The Traffic Impact Report detailed in Section XVII. Transportation concluded that the proposed project would not have significant impacts on the County roadway system. The winery's implementation of a TDM plan will provide reductions in VMT. Potential cumulative impacts would be less than significant.
- c. All impacts identified in this negative declaration are less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human being either directly or indirectly. Impacts would be less than significant.

Mitigation Measures: None are required.
