



**NAPA COUNTY CONSERVATION • DEVELOPMENT
and PLANNING DEPARTMENT**

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DATE OF HEARING: JUNE 2, 2004

AGENDA ITEM #9

SUMMARY FOR: CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

CASE: #03383-MOD: HARRISON VINEYARDS WINERY

LOCATION: ON A 44.85 ACRE PARCEL ON THE EAST SIDE OF SAGE CANYON ROAD / STATE HIGHWAY 128, APPROXIMATELY 1/4 MILE SOUTH OF ITS INTERSECTION WITH CHILES-POPE VALLEY ROAD WITHIN THE AW (AGRICULTURAL WATERSHED) ZONING DISTRICT. (ASSESSOR'S PARCEL #032-510-004) 1527 SAGE CANYON ROAD, ST. HELENA

PROJECT REQUEST: APPROVAL TO MODIFY USE PERMIT #92163-UP TO: (1) INCREASE PRODUCTION CAPACITY FROM 7,200 GALLONS PER YEAR TO 15,000 GALLONS PER YEAR; (2) CONVERT AN EXISTING 2,877 SQUARE FOOT OLIVE OIL FACILITY (ESTABLISHED UNDER USE PERMIT #99084-UP) TO WINERY STORAGE AND OFFICE SPACE FOR A WINERY TOTALING 5,377 SQUARE FEET (WHICH INCLUDES THE EXISTING 2,500 SQUARE FOOT CAVE); (3) ADD TOURS AND TASTINGS FOR THE PUBLIC BY PRIOR APPOINTMENT WITH 30 PERSONS PER WEEK; (4) ADD A MARKETING PLAN WITH FOUR ACTIVITIES PER YEAR WITH A MAXIMUM OF 60 PEOPLE PER EVENT AND TWO WINE AUCTION EVENTS WITH A MAXIMUM OF 40 PEOPLE PER EVENT; (5) ADD WINE RETAIL SALES; (6) ADD 6 PARKING SPACES FOR A TOTAL OF 10 SPACES; AND (7) CONSTRUCT ROAD IMPROVEMENTS TO STATE HIGHWAY 128.

OWNER: MICHAEL AND LYNDSAY HARRISON

APPLICANT/REPRESENTATIVE: HARRISON VINEYARDS WINERY

ZONING: AW (AGRICULTURAL WATERSHED)

GENERAL PLAN DESIGNATION: AWOS (AGRICULTURE, WATERSHED AND OPEN SPACE)

ACRES: 44.85

ISSUES: THE BUILDING PROPOSED FOR WINERY STORAGE AND OFFICE SPACE IS EXEMPTED FROM WINERY ROAD SETBACK REQUIREMENTS SET FORTH IN SECTION 18.104.230 (A) OF THE COUNTY CODE. SECTION 18.104.240 (C) PERMITS LEGALLY CONSTRUCTED STRUCTURES THAT EXISTED PRIOR TO THE ENACTMENT OF THE WINERY DEFINITION ORDINANCE (JANUARY 23, 1990) TO ENCROACH INTO REQUIRED ROAD SETBACKS FOR WINERIES IF THE LOCATION IS ENVIRONMENTALLY BENEFICIAL.

STAFF RECOMMENDATION: ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND APPROVAL OF USE PERMIT MODIFICATION #03383-MOD WITH THE ATTACHED CONDITIONS OF APPROVAL.

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
CONSERVATION & DEVELOPMENT PLANNING COMMISSION
USE PERMIT MODIFICATION #03383-MOD

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of June 2, 2004

APPLICANT/OWNER: Harrison Vineyards Winery / Michael and Lyndsey Harrison

PLANNER ASSIGNED: Naomi Beattie, Planner II

FILED: 9/25/2003

PROJECT DESCRIPTION: A modification to Use Permit #92163-UP as specified below.

PRODUCTION CAPACITY: 15,000 gallon/year

TOTAL SQ.FT. OF WINERY: 5,377 sq. ft. with a 2,000 sq. ft. uncovered crush pad

SQ.FT. OF OTHER ACCESORY USES: 500 sq. ft. (office)

OF EMPLOYEES (F/T AND/OR P/T): 1 F/T and 2 P/T

PARKING SPACES: 9 customer / 1 employee

LOCATION: Located on a 44.85-acre parcel on the east side of State Highway/Sage Canyon Road 128, approximately 1/4 mile south of its intersection with Chiles-Pope Valley Road within the AW (Agricultural Watershed) zoning district. 1527 Sage Canyon Road, St. Helena. (32-510-004)

FINDINGS:

BACKGROUND INFORMATION/ DETAILS OF REQUEST:

DATE	PERMIT #	REQUEST
June, 1988	SWE	20,000 gallon/year, 2,877 sq. ft. winery (Expired)
Feb., 1993	#92163-UP	7,200 gallon/year, 2,500 sq. ft. winery (cave/crush pad only)
Feb., 1994	#93324-UPX	1 year extension of time to use Use Permit #92163-UP

1. The applicant is requesting to increase the existing 7,200 gallon/year production level to 15,000 gallon/year, add 6 parking spaces for a total of 10 parking spaces, convert an existing 2,877 square foot olive oil facility (established under Use Permit #99084-UP) to winery storage, production, and office space, add tours/tasting by prior appointment, retail sales, and a Marketing Plan. Additional fermentation tanks will be located within the building that is proposed for winery production. The parcel is currently developed with a winery, an olive oil facility (proposed to be converted to winery storage/office space), 17.5 acres of vineyard, a reservoir (1.5 ac.-ft.), a single-family dwelling, farm labor dwelling, and an agricultural storage building.

2. ADJACENT LAND-USE/ZONING/ACREAGE

DIRECTION	LAND-USE	ZONING	ACREAGE
North	Rural residential / 1 dwelling	AW	24.46
South	Contract vineyard w/ 2 dwellings	AW	39.08
East	Winery with vineyard	AW	35.48
West	Vacant land (City of Napa)	AW	343.13

3. **History of Compliance:** Harrison Vineyards Winery has met all of the conditions of approval for Use Permit #92163-UP. The Planning Department has no record of non-compliance for Harrison Vineyards Winery.

4. The following Marketing Events, involving wine tasting and food that will be catered are proposed at the winery facility. Tours and tasting by appointment are also proposed with 6 persons average per day (not to exceed 20/day) and a maximum of 30 per week.

- Food and Wine Pairing Events (catered): 4 per year / 60 people maximum per event.
- Wine Auction: 2 events / 40 people maximum per event.

5. Details of the proposal are contained in the attached supplemental information sheet and accompanying materials.

6. Comments and recommendations from various County departments are attached.

ENVIRONMENTAL ANALYSIS:

7. An Initial Study has been prepared for the project, which identified the following potential significant environmental impacts. Based on the information contained on the Napa County environmental resource maps and submitted information the following areas of potential environmental concerns are discussed below:

AESTHETICS: The subject parcel is located off of SR 128/Sage Canyon Road, a "designated scenic highway" listed in the Scenic Highway Element of the Napa County General. The existing winery, as part of the conditions of approval for Use Permit #92163-UP, was required to install a substantial amount of vegetation to screen the cave portal, uncovered crush pad and any equipment from view of neighboring residences. Additionally, those conditions of approval were included as part of Use Permit #99084-UP for the olive oil facility which is proposed to be converted to winery storage and office space. The nearest residence to the winery is located northeast approximately 1000 feet. No new construction or development areas are proposed as part of this project.

HYDROLOGY & WATER QUALITY: A Phase 1 water study was prepared for the project. There is are two existing wells with a combined production of 20 gallons per minute on the property that supply the water used for wine processing and domestic purposes. The winery facility will use .25 acre-feet of water per year. The vineyard and olive orchard use approximately 5.4 acre-feet of water per year. The 1.5 ac.-ft. reservoir supplies water for the vineyard during peak irrigation. Water for the reservoir is supplied by a well on site. The existing residence and farm labor residence on the property use approximately 1.0 acre-feet of water per year. The total amount of well water used on the parcel is 6.65 acre-feet per year. The location of the winery facility is not in a recognized groundwater deficient area. The Department of Public Works has determined that the estimated water demand is below the established 22.43 AF/YR threshold for the property, and no further studies are needed. Parcel is located entirely within the Lake Hennessey Municipal Watershed.

This project involves paving a section of existing edge-of-road on State Route 128/Sage Canyon Road. An 8-foot wide travel lane is required to address traffic making a left-turn into the subject parcel and oncoming traffic. The road improvements are adjacent to Lake Hennessey, a Municipal Watershed. By incorporating standard erosion control measures, potential impacts to the water quality of Lake Hennessey due to sedimentation and stormwater runoff would be reduced to "less than significant" (See Mitigation Measure below). The City of Napa Water District has reviewed the proposal and has provided no additional comments.

- The applicant shall submit to the Planning Department for review and approval prior to commencing any work, a Standard Measures Erosion Control Plan for the road improvements to State Route 128/Sage Canyon Road.

TRANSPORTATION & UTILITIES: Traffic generated by the project is expected to be minimal. Access to the winery is from State Route 128/Sage Canyon Road. This project is expected to generate an additional **16** vehicle trips per day (visitors and employees). Truck traffic is expected to generate an additional **4** delivery trips per year and **6** grape delivery trips per week during a 6-8 week crush. The Department of Public Works has reviewed the submitted request for exception to County Road Standards and has recommended approval as outlined in their letter dated December 15, 2003. Caltrans has reviewed the proposed project and has recommended an eight-foot paved shoulder on SR 128/Sage Canyon Road for a minimum of 200 feet (100 feet from the center of the driveway toward each side), plus proper transition from/to the existing shoulder opposite the project driveway. The applicant has provided a plan that shows the proposed improvements to State Route 128/Sage Canyon Road. Caltrans has a 200-foot right-of-way on this section of State Route 128, which would permit the traffic safety improvements within the existing R-O-W. The City of Napa Water District has reviewed the proposal and has provided no additional comments.

8. The proposal has been found to have no significant adverse effect on wildlife resources as defined in Section 711.2 of the Fish and Game Code. The project is not located within a stream setback area nor will it require any construction activity to take place within stream setback areas.

9. The project will not result in significant environmental effects, either individually or cumulatively. A Mitigated Negative Declaration is recommended. See attached copy.

PLANNING AND ZONING ANALYSIS:

The following findings must be made in order to approve the use permit:

10. The Commission has the power to issue a Use Permit under the Zoning Regulations in effect as applied to property.

Analysis: The project is consistent with the **AW** zoning district regulations that apply to this property which permit winery operations with use permit approval. A winery (as defined in (§18.08.640) and uses in connection with a winery (§18.16.030(F&G) are permitted in an **AW** zoned district with an approved use permit. Provisions required under the Winery Definition Ordinance (ORD. 947, 1990) and Napa County Code (zoning regulations as amended) can be met.

11. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met.

Analysis: The Use Permit application has been filed and notice and public hearing requirements have been met. The hearing notice and intent to adopt a Negative Declaration were posted on May 3, 2004 and copies were forwarded to the appropriate persons on the mailing list. The written comment period was May 3, 2004 to June 2, 2004.

12. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.

Analysis: Granting the Use Permit for the winery as proposed and conditioned will not affect the health, safety or welfare of the County. Various County departments have reviewed the project and commented regarding water, waste water disposal, access, and building permits and fire protection. Conditions are recommended which will incorporate these comments into the project to assure the protection of the public health and safety.

13. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

Analysis: Compliance with the Zoning Ordinance

Provision	Required	Proposed
Height	<35 feet	17 feet (existing)
Setbacks	Front - 300' Side - 20' Rear - 20'	Front – 280 feet Side – 267 / 480 feet Rear – 1,900 feet
Parking	N/A	6 spaces (10 total)
Site Coverage	<15 acres or 25% of the parcel size	±9,877 sq.ft. or <.01% of the 44.85 acre parcel
Lot Size	10 acre minimum	44.85 acres
Accessory winery uses	<40% of production facility	10% of production facility
Grape Source	>75%	Submitted & conditioned

Analysis: Compliance with the General Plan

- The goals established by the County General Plan are to plan for agriculture and related activities as the primary land use in Napa County and to concentrate urban uses in the County's existing cities and urban areas. The County will enact and enforce regulations that will retain agriculture as a major source of income and employment in Napa County. The Winery Definition Ordinance (WDO) was established to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects. The proposal is consistent with the General Plan.
- Agricultural policy 3.11 of the County General Plan recognizes wineries, and any use clearly accessory to the winery, as agriculture. The Land Use Standards of the General Plan, subsection 3(F)(8) and subsection 3(F)(7), list the processing of agricultural products as one of the general uses recognized by the **AWOS** land use designation. The proposed project provides for the continuation of agriculture as the predominant land use and is consistent with the General Plan.
- The General Plan allows wineries in agriculturally designated areas.

14. That, in the case of other groundwater basins, or areas which do not overlay an identified groundwater basin, substantial evidence has not been presented which demonstrates that the new water system or improvement might cause a significant adverse affect on any underlying groundwater basin, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under section 13.15.070 or 13.15.080 of this code.

The Phase 1 water study prepared for the project and reviewed by the Department of Public Works showed that the estimated water demand is below the established threshold for the property, and, therefore, the projected water use for this project is not expected to have a significant effect on the static water levels of neighboring wells or the groundwater table.

RECOMMENDATION:

ENVIRONMENTAL:

1. Find that the Planning Commission has read and considered the Mitigated Negative Declaration prior to taking action on said Mitigated Negative Declaration and the proposed project.
2. Find that the Mitigated Negative Declaration is based on independent judgment by the Planning Commission.
3. Find that the Mitigated Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act.
4. Find that as mitigated, there is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment.
5. Find that the Secretary of the Planning Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Conservation, Development & Planning Department, 1195 Third Street, Room 210, Napa, California.
6. Find that considering the record as whole there is no evidence that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.
7. Adopt the Mitigated Negative Declaration, including the Project Revision Statement with incorporated Mitigation Measures.
8. Adopt the attached Mitigation Monitoring and Reporting Program.

PLANNING:

9. **APPROVAL** of Use Permit Modification #03383-MOD based on findings **10-14** and subject to the attached conditions of approval.

**PROPOSED CONDITIONS OF APPROVAL
HARRISON VINEYARDS WINERY
#03383-MOD / APN: 32-510-004**

1. **SCOPE:** The permit shall be limited to:
- Wine production of no more than 15,000 gallons per year.
 - Convert an existing 2,877 square foot olive oil facility (established under Use Permit #99084-UP) to winery storage (2,377 sq. ft.) and office space (500 sq. ft.).
 - Terminate olive oil production and withdraw Use Permit #99084-UP.
 - Add a Marketing plan, retail sales and tours/tasting by appointment only as specified below.
 - Construction of 6 parking spaces for a total of 10 spaces.

The above project shall be consistent with the approved application materials. Any other changes will require review and approval of a Use Permit modification by the County.

2. **MARKETING:** Marketing events shall be limited as follows:
- a. Private promotional tasting with meals:
Frequency: 4 times per year
Number of persons: 60 maximum
Time of Day: 11:00 AM to 4:00 PM
 - b. Wine Auction events:
Frequency: 2 times per year (Wine Auction weekend only)
Number of persons: 40 maximum
Time of Day: 10:00 AM to 10:00 PM

"Marketing of wine" means any activity of a winery identified in this paragraph which is conducted at the winery and is limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis, and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development. (Ord. 1104 § 11, 1996; Ord. 947 § 9 (part), 1990; prior code § 12071). All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 5:30 PM. No Marketing Events or Tours/Tasting shall occur within the wine caves.

3. **TOURS AND TASTING:**

Tours and tasting and retail sales shall be by appointment only for a maximum of 20 persons/day (average of 6 persons/day) and 30 persons/week and are limited to members of the wine trade, persons who have a pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Tours and tasting shall complete by 4:00 PM. Retail sale of wines shall complete by 4:30 PM and shall be limited to only those fermented and bottled on-site by the winery operator. A log book (or similar record) shall be maintained which documents the number of visitors to the winery, and the dates of their visit. This record of visitors shall be made available to the Department upon request.

4. **GRAPE SOURCE:**

At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department on an annual basis by December 31 the source of grapes verifying that 75% of the approved production is from Napa County

**PROPOSED CONDITIONS OF APPROVAL
HARRISON VINEYARDS WINERY
#03383-MOD / APN: 32-510-004**

grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.

5. SIGNS:

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. All signs shall meet the design standards as set forth on Section 18.116 of the County Code. At least one sign placed and sized in a manner to inform the public must legibly include wording stating "Tours and Tasting by Prior Appointment Only".

6. GATES/ENTRY STRUCTURES:

Any gate installed at the winery entrance shall be reviewed by the Planning and Public Works Departments and the Napa County Fire Department to assure that it is designed to allow large vehicles such as motorhomes to turn around if the gate is closed without backing into the public roadway and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according to the County Code.

7. LIGHTING:

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

8. LANDSCAPING/PARKING:

Two (2) copies of a detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view the structures. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest or approved marketing events. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery.

**PROPOSED CONDITIONS OF APPROVAL
HARRISON VINEYARDS WINERY
#03383-MOD / APN: 32-510-004**

9. OUTDOOR STORAGE/SCREENING:

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

10. RENTAL/LEASING:

No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space, shall be rented, leased, nor used by entities other than the on-site winery itself, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Section 5.36.010)

11. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of May 21, 2004

Department of Public Works as stated in their letters of December 15, 2003

County Fire Department as stated in their letter of November 10, 2003

Caltrans as stated in their letter of February 24, 2004

12. WELLS:

The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Environmental Management determines that water usage at the winery is affecting, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the county code section 13.15.070.G-K.

13. NOISE:

Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings.

14. COLORS:

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding vegetation and shall be reviewed and approved by the Department prior to the issuance of any building permits. Highly reflective surfaces shall be prohibited.

**PROPOSED CONDITIONS OF APPROVAL
HARRISON VINEYARDS WINERY
#03383-MOD / APN: 32-510-004**

15. TRAFFIC:

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors will not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per the Department of Public Works shall be maintained in good working condition.

16. INDEMNIFICATION

An indemnification agreement, in the form attached hereto, shall be signed and returned to the County within twenty (20) days of the granting of this approval.

17. MONITORING COSTS:

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with conditions and mitigation measures that require monitoring outside of those two processes, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$88.00/hour as of December, 2002). Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.

18. PREVIOUS CONDITIONS:

The permittee shall comply with all applicable conditions and measures which were included in the previously approved Use Permit #92163-UP. (Any conditions that are in conflict with the requirements of this permit shall be null and void).

PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM

**HARRISON VINEYARDS WINERY
#03383-MOD / APN: 32-510-004**

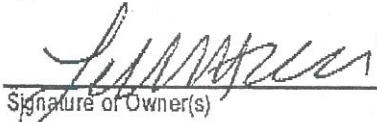
Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
List Initial Study Section (e.g. Aesthetics)			
HYDROLOGY AND WATER QUALITY (Section VIII)			
<ul style="list-style-type: none"> The applicant shall submit to the Planning Department for review and approval prior to commencing any work, a Standard Measures Erosion Control Plan for the road improvements to State Route 128/Sage Canyon Road. 	1. Planning Department	1. Prior to issuance of building permit and commencement of any tours/tasting or marketing events. 2. During final inspection or prior to final occupancy.	

PROJECT REVISION STATEMENT**HARRISON VINEYARDS WINERY****#03383-MOD****APN: 32-510-004**

I hereby revise my request to include the mitigation measures specified below:

1. The applicant shall submit to the Planning Department for review and approval prior to commencing any work, a Standard Measures Erosion Control Plan for the road improvements to State Route 128/Sage Canyon Road.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

	Lyndsey Harrison	Owner	5/9/04
Signature of Owner(s)	Print Name	Interest	

PREVIOUS CONDITIONS FOR HARRISON VINEYARDS WINERY

USE PERMIT #92163-UP

APN: 32-510-004

CONDITIONS OF APPROVAL
Use Permit # 92163-UP (Harrison Winery)

1. The Use Permit shall be limited to the establishment of a 7,200 gallon per year winery consisting of a 2,500 sq.ft. cave for barrel storage and a 2,000 sq.ft. crush pad at the cave's entrance. The project shall conform to the approved site plan/floor plan, and related materials (attached). Any expansion of production capacity, changes in use, construction or design shall be subject to the approval of the Planning Director or the County Planning Commission.
2. Retail sales shall not be permitted nor shall the general public be permitted to visit the winery with or without prior appointment. Visitors to the winery shall be limited to only those persons involved in the wine trade.
3. The applicant shall comply with all applicable building codes, and requirements of various County departments and agencies, including those of the Department of Public Works dated Nov. 3, 1992, the Department of Environmental Health dated Nov. 16, 1992 and the City of Napa Water Department dated Nov. 23, 1992.
4. The Erosion Control Plan (ECP) covering both the site grading and the cave spoils disposal shall be approved prior to the commencement of the cave drilling or any winery operation. The present ECP covering a portion of the above may be amended.
5. At least 75% of the grapes used to make the winery's still wine, or the still wine used by the winery to make sparkling wine, shall be grown within the County of Napa. The applicant shall report to the Department on an annual basis the source of his grapes verifying that 75% of his approved production is from Napa County grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. That report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.
6. Plans for any outdoor signs shall be submitted to the Planning Department for administrative review and approval. If any winery identification sign is installed at the entrance, a sign shall also be placed at the entrance reading "NOT OPEN TO THE PUBLIC".
7. During winery construction, all construction equipment shall be properly and adequately muffled, and all outdoor noise producing activities shall be limited to between the hours of 6:00 a.m. and 10:00 p.m.
8. There will be NO marketing events on the property. The only persons operating the winery are to be residents on the property. No outdoor sound amplification system shall be used for normal winery operations.

9. A detailed landscaping plan shall be submitted to the Department for review and approval indicating names and locations of plant materials along with the method of maintenance prior to the issuance of any building permits for the winery. To the greatest extent possible the plant materials shall be the same plants found on the adjoining hillside. Landscaping shall be completed prior to final occupancy and use of the cave, and shall be permanently maintained in accordance with the approved landscaping plan. The outside equipment shall be screened with landscaping from the neighboring property.
10. The exterior color of all outside equipment shall blend with the surroundings and shall be subject to the approval of Planning Department, with the sole intent of minimizing the visual impact.
11. Any exterior lighting shall be the minimum necessary for operational and security needs only. All light fixtures shall be kept as low as possible and shall be designed to deflect light down and away from adjacent properties and roadways.
12. Parking shall not be allowed along any access roads to maintain emergency vehicle access.
13. All other mechanical and electrical equipment and storage areas shall be screened from view.
14. Cut and fill slopes shall be graded to blend into the adjoining natural hillside, to the extent possible.
15. The garage structure on the property is not to be utilized as part of the winery operation, without further permit approval.



NAPA COUNTY

WILLIAM E. BICKELL
Director of Public Works
County Surveyor — County Engineer
Road Commissioner

DEPARTMENT OF PUBLIC WORKS

1195 THIRD STREET • ROOM 201 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4351

NOV - 3 1992

November 3, 1992

Napa County Department of
Conservation, Development and
Planning
1195 Third Street - Room 210
Napa, California 94559

RE. Hwy 128 (Sage Canyon Road)
Use Permit #92163
Michael Harrison
Winery

Commissioners:

This use permit will allow Michael Harrison to construct a 7,200 gal/yr winery. This winery is located off of State Highway 128 (Sage Canyon Road) south of Pope-Chiles Valley Road.

The following conditions have been provided by the Napa County Public Works Department in order to help the applicant meet applicable County ordinances and standards:

1. The access road to the winery complex will be improved to the standards of a "Agriculture Special Purpose Road" as described on page 16 of the most current "Napa County Road and Street Standards."
2. Any necessary storm drainage improvements be constructed.
3. On site grading be accomplished so as to avoid the diversion or concentration of storm water runoff onto adjacent properties.
4. The Planning Commission Policy on Water Availability Analysis adopted on February 27, 1991, establishes a water threshold level at 45.85 acre/ft/yr for this site. The Phase 1 water availability study submitted by the applicant predicts a water usage of 19 acre/ft/yr. Therefore, the proposed water use is below the threshold level that would necessitate a phase 2 water study. A phase 2 water study is not recommended.
5. Parking areas that are required by the Planning Commission as a condition of this Use Permit will have a structural section equivalent to two (2) inches of Asphalt Concrete surface on five (5) inches of Class II Aggregate Base.
6. The proposed parking lot will be striped to conform to present Napa County Standards.

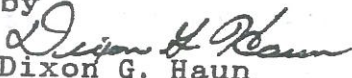
7. Parking lot and access improvements shall be constructed according to plans prepared by a registered civil engineer which are reviewed and approved by this office. A plan check and inspection fee in the amount of 3% of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.

If you have questions regarding the above items at this time, please do not hesitate to contact our office.

Very truly yours,

William E. Bickell, P.E.
Director of Public Works

by


Dixon G. Haun
Assistant Engineer

cc: Michael Harrison



NAPA COUNTY

DEPARTMENT OF ENVIRONMENTAL HEALTH

TRENT CAVE, R.S.
Director of Environmental Health

RECEIVED

1195 THIRD STREET, ROOM 205 • NAPA, CALIFORNIA 94559
AREA CODE 707/253-4471 ATSS 528-4471

NOV 17 1992

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

MEMORANDUM

TO: Napa County Planning Dept. - Jeff Redding, Director

FROM: Dept. of Environmental Mgmt. - Chris Secheli, R.E.H.S. *CM*

SUBJECT: Use Permit Application for Harrison Winery

DATE: Nov. 16, 1992

APN 32-510-04 FILE # 92163-UP

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. That a permit for the sewage disposal system be secured from the Department of Environmental Management prior to issuance of a building permit.
2. That the use of the drain field area be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. This includes equipment storage, traffic, livestock, etc., over the system.
3. That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
4. During the construction/demolition/renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development; unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill for the service area in which the project is located.

5. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.
6. All diatomaceous earth/bentonite must be disposed of in an approved manner.

cc: Michael Harrison, 1527 Sage Cyn Rd., St. Helena
/planning/county/6337



NAPA COUNTY

RECEIVED

NOV 24 1992

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

CONSERVATION — DEVELOPMENT
AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-32
AREA CODE 707/253-4416

JEFFREY R. REDDING
Director



TO: Napa City Water Department

APPLICATION TITLE: Harrison Winery FILE #: 92163-4P

RESPONSE REQUEST DATE: 10/30/92

FINAL REQUEST DATE: _____

RESPONSE RETURN DATE: 11/16/92

FINAL RESPONSE DATE: _____

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project ☐ Yes ☒ No
If yes, indicate required permits: _____
2. Indicate areas of environmental concern and availability of appropriate technical data: _____
3. Do you recommend: ☐ Negative Declaration ☐ Environmental Impact Report
4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
THE CITY OF NAPA REQUESTS THAT STRICT EROSION CONTROL MEASURES BE IMPLEMENTED AND ENFORCED DURING CONSTRUCTION. DESIGN OF THIS PROJECT SHOULD BE DONE TO MINIMIZE THE POTENTIAL OF EROSION OR FUTURE CONTAMINATION OF WATER WITHIN THE CITY'S WATERSHED.
5. Have you previously reviewed an application on any portion of this project?
☐ Yes ☒ No
6. Name of contact person: DONALD G. RIDENHOUR Telephone: 707-257-9520

Response Prepared by: Donald G. Ridenhour

Title: CIVIL ENGINEER II

Date: 11/23/92

jmas2/comments2



COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

TRENT CAVE, R.E.H.S.
Director

TO: Napa County Planning Department, Charley Wilson, Director

FROM: Napa County Environmental Management Department,
Christine Secheli, R.E.H.S., Environmental Health Manager

SUBJECT: Application for Harrison Vineyards
Located at 1527 Sage Canyon Road
Assessor Parcel 32-510-04
File # 03383-MOD

DATE: May 21, 2004

We have received an updated engineering feasibility report from the applicant's engineer dated May 21, 2004. The engineer has determined that the existing wastewater system, with the addition of another septic tank and related piping, will be adequate to handle the addition of employee and visitor wastewater to this system. As such, we recommend approval of the application with the following conditions of approval:

1. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Negative Declaration Response form shall be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management.
2. A permit for the installation of the sanitary wastewater tank and related piping must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area as well as the proposed trench detail. If special design sewage disposal plans are required, such plans shall fulfill this requirement.
3. The use of the drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc., over the system.
4. The owners of this facility have an annual sewage permit for the engineered sewage disposal system. The septic system monitoring, as required by this permit must be fully complied with. The owners have not been reporting wastewater flows on the frequency required, and must begin to do so with these changes being made to the system. Additionally, the design engineer has

1195 Third Street, Suite 101 • Napa, California 94559
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us

determined, based on information provided by the applicant, that the peak daily flow to the system will actually be less than what would normally be calculated due to harvest and equipment limitations onsite. If monitoring shows this is NOT the case, and higher daily flows are seen based on the monitoring, the system will have to be expanded accordingly.

cc: Lester Hardy, P.O. Box 667, St. Helena, CA 94574
Summit Engineering



CHARLES WILSON
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

Revised

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection Division

APPLICATION TITLE: Harrison Winery APN: 32-810-004

RESPONSE REQUEST DATE: / RESPONSE RETURN DATE: /

FINAL REQUEST DATE: / FINAL RESPONSE DATE: /

PLEASE RESPOND VIA E-MAIL TO: nbeattie @co.napa.ca.us

OR DIRECT FAX TO: (707)299-4083

FOR QUESTIONS ON THIS REQUEST, PLEASE CONTACT: N Beattie

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project? ☒ Yes ☐ No
2. Indicate areas of environmental concern and availability of appropriate technical data:
 - *None available in building files.*
3. Do you recommend: ☒ Negative Declaration ☐ Environmental Impact Report
4. If the project is approved, recommend conditions of approval (use additional page if needed).
 - *Apply for and secure permits necessary for contemplated development.*
5. Have you previously reviewed an application on any portion of this project? ☐ Yes ☐ No
6. Name of contact person: *[Signature]* Telephone #: 253-4417

Prepared by: Gary W. Brewen
Title: Bldg. Codes Admin.
Date: 5-24-04

INTER-OFFICE MEMO

TO: Charles Wilson, Director
Conservation, Development, and Planning Department

FROM: Gabrielle Maurino Avina, Fire Department

DATE: November 10, 2003

SUBJECT: Harrison Use Permit Modification Comments
Apn: 032-510-004 03383-MOD

Site Address: 1527 Sage Canyon Rd., St. Helena

The Napa County Fire Marshal staff has reviewed the Use Permit Modification application to increase the annual production of the above referenced project from 7,200 gallons to 15,000 gallons and to change the existing marketing plan to allow tours/tastings and marketing events. All of the proposed changes to the existing use permit are production and visitor related and there is no proposed change to the existing structures. Since these changes do not change the use or occupancy of the existing buildings they do not trigger additional requirements for fire protection systems with the exception of the wine cave.

The existing caves were approved solely for the storage of wine barrels and not for assembly type uses. If the proposed marketing events, tours or tastings will occur in the wine caves the caves must be brought into compliance with the current fire code.

The 2001 California Fire Code as adopted by the County of Napa requires that a cave used for events and/or tours and wine tasting is protected by fire and life safety systems. This may include a fire alarm system, an automatic sprinkler system and exiting requirements.

If you have any questions about the conditions for your project please call me at (707) 967-1425.

BYRON J. CARNIGLIA
Fire Chief

By: *Gabrielle Maurino*

Avina


Gabrielle Maurino Avina
Assistant Fire Marshal

cc: Applicant, CFM Files, and Chron

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



December 15, 2003

TO: Conservation Development and Planning Department
FROM: Jodee DiSalle, Assistant Engineer 
SUBJECT: Harrison Winery, 1527 Sage Canyon Road, St. Helena
APN# 032-510-004, UP#-03383

The application will allow the applicant to increase production capacity to 15,000 gal/yr; increase visitors to 30/week; increase deliveries by 1/week; construct 6 additional parking spaces; and terminate olive oil production. Parcel is located off Highway 128 just south of the intersection with Chiles-Pope Valley Road.

EXISTING CONDITIONS:

1. Existing access road is 19 feet wide at the connection with Highway 128, narrowing to 14 feet for the next 1500 feet, and then narrowing to 12 feet wide for the remaining distance to the site.
2. Parking surface is currently paved.
3. The traffic count for Highway 128 was 1750 just north of south of the intersection with Chiles-Pope Valley Road according to CalTrans 2002 Traffic and Vehicle Data.
4. The access road serves 4 addresses.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 44.85 acre parcel is located in the "hillside" area, with an extraction threshold of .5 AF/Acre, resulting in a total parcel threshold of 22.43 AF/Year. The estimated water demand of 6.65 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

NEW DRIVEWAY:

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder from the nearest County maintained road to the project site. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12). An exception to the standards, dated December 15, 2003 has been granted for the section of road from the left-turn to the Harrison/Bryant properties to the winery site.

PARKING:

3. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

5. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".

OTHER RECOMMENDATIONS:

6. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Larry Bogner or Jodee DiSalle at 253-4351. For groundwater questions, please contact Anna Maria Martinez

cc: Lester Hardy, P.O. Box 667, St. Helena, CA 94574
Lyndsey Harrison, 1527 Sage Canyon Road, St. Helena, CA 94574



COUNTY of NAPA

ROBERT J. PETERSON, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

DONALD G. RIDENHOUR, P.E.
Assistant Director of Public Works

December 15, 2003

Lester Hardy
P.O. Box 667
St. Helena, CA 94574

RE: Request for exception to Road Standards, Harrison Vineyards
APN 032-510-004, Highway 128

Dear Mr. Hardy:

County Road and Street Standards, Section 3 "Exceptions to Standards" grants the Director of Public Works the authority to allow exceptions to the standards where the exception provides the same overall practical effect as the standards towards providing defensible space, preserves the natural environment and protects the life, safety and welfare of the public.

We have carefully evaluated the request and the balance between the expected traffic demands that increasing winery production to 15,000 gal/year and terminating olive oil production would place on the access driveway to the facility, sight distances, road slopes and turning radius, truck traffic, anticipated speeds, and both the impacts of not widening the road to the full 18-feet as required by the code and the environmental constraints surrounding the access drive. This department has determined that the access road from the intersection with Sage Canyon Road to the left turn serving the Harrison/Bryant properties shall be improved to meet the County Road and Street Standards. This includes the portion of the road that is 14 feet paved with 7 feet of compacted aggregate base shoulder.

We believe that the remaining portion of the road 12 feet in width from the left-turn onto the Harrison/Bryant properties, approximately 700 feet in length, widening to 20 feet at the culvert, will provide the "same overall and practical effect as [the] standards towards providing defensible space, and consideration towards the life, safety and welfare of the public." The exception for this section of the access road is granted with the following conditions acceptable to the Napa County Fire Department:

- From the left turn onto the Harrison/Bryant road at the second cattle guard, to the Harrison Driveway, a vegetation management plan shall be instituted on the access road within a 15-foot area of the asphalt edge of the existing paved roadway on either side. In these 15-foot areas, vegetation less than 8 inches in diameter at chest height is to be thinned and cleared. Specimen exceptions for certain noteworthy trees less than 8 inches in diameter, for example madrone and manzanita, are acceptable.
- The main water tank serving Harrison Vineyards and some of its neighbors shall have a new sign identifying the hydrant location and the valve for the hydrant shall be relocated to within 5 feet from

the asphalt driveway, where it will be readily accessible to fire trucks. A blue reflector identifying the location of the hydrant shall be inserted into the roadway at the new site of the hydrant.

Should the winery request future changes to the use permit to expand the winery, increase production, or increase the marketing plan, the applicant may be required to bring the road into compliance with the codes and standards in effect at the time of modification.

If you have any questions or comments regarding the documentation contained in this transmittal, please contact Jodee DiSalle or Larry Bogner of this office. For questions regarding the vegetation management plan, please contact Gabrielle Maurino-Avina.

Sincerely,

Donald G. Ridenhour
Assistant Director of Public Works

Cc: Gabrielle Avina, Assistant Fire Marshall
Lyndsey Harrison, P.O. Box 667, St. Helena, CA 94574

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5505
FAX (510) 286-5513
TTY (800) 735-2929

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NOV 25 2003

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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November 25, 2003

NAP128111

NAP-128

Ms. Naomi Beattie
Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

Dear Ms. Beattie:

HARRISON WINERY MODIFICATION- PROJECT APPLICATION

Thank you for including the California Department of Transportation (Department) in the early stages of the environmental review process for the Harrison Winery project. The comments presented below are based on the project application.

Project Access Improvements

1. To provide for public safety and convenience by minimizing potential turning conflicts, required access improvements should include either a left-turn lane, or an eight-foot paved shoulder on State Route 128 (SR 128) for a minimum of 200 feet (100 feet from the center of the driveway toward each side), plus proper transition from/to the existing shoulder opposite the project driveway. The left-turn lane would remove entering/queuing vehicles from the traffic stream while the shoulder would provide sufficient room for approaching vehicles to avoid a last-minute rear-end collision with a stopped vehicle waiting to make a left turn into the project access. The selected improvement should be discussed in sufficient detail in the environmental document to ensure that the improvement is feasible, and that sufficient Right-of-Way (ROW) is available. The intersection of the project's private access road and SR 128 must be consistent with Caltrans standard Private and Commercial Driveway Approach (see enclosed figure). Transportation-related mitigation monitoring and reporting requirements are discussed in the enclosure. Completion of required improvements should be required prior to issuance of the project permit. Caltrans' Highway Design Manual is available online for more information at the link below:
<http://www.dot.ca.gov/hq/opnd/hdm/hdmtoc.htm>
2. Since accurate graphics and descriptive text identifying the project location are essential, a project site plan clearly showing project access in relation to SR 128 is required. All ingress

"Caltrans improves mobility across California"

and egress points as well as State ROW should be clearly shown. Plans should be drawn to scale and should include a North arrow.

3. Sight distance from the project's private access road to SR 128 should be evaluated in the environmental document.

Please send two copies each of the environmental document and staff report to the address below when they are available.

Patricia Maurice, Associate Transportation Planner
Office of Transit and Community Planning, Mail Station 10D
California DOT, District 4
111 Grand Avenue
Oakland, CA 94612-3717

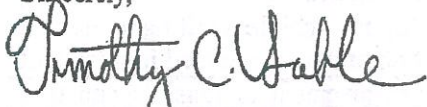
Right of Way

Work that encroaches onto the State ROW requires an encroachment permit that is issued by the Department. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans, clearly indicating State ROW, must be submitted to the address below. Traffic-related mitigation measures will be incorporated into the construction plans during the encroachment permit process.

Sean Nozzari, District Office Chief
Office of Permits
California DOT, District 4
P.O. Box 23660
Oakland, CA 94623-0660

Please feel free to call or email Patricia Maurice or my staff at (510) 622-1644 or patricia_maurice@dot.ca.gov for more information, or with any questions regarding this letter.

Sincerely,



TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA

Enclosures

c: Nathan Galambos, Napa County Public Works Department

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5505
FAX (510) 286-5513
TTY (800) 735-2929



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FEB 26 2004

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

February 24, 2004

NAP128111
NAP-128

Ms. Naomi Beattie
Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

Dear Ms. Beattie:

HARRISON WINERY MODIFICATION - PROJECT APPLICATION

Thank you for continuing to include the California Department of Transportation (Department) in the early stages of the environmental review process for the Harrison Winery project. The comments presented below are based on the Traffic Study for the Two Rocks Winery.

Improvements/Traffic Analysis

1. The improvements discussed in our November 25, 2003 letter (enclosed) are required to provide for public safety. These improvements, as well as an evaluation of corner sight distance at the project access, should be sufficiently detailed in the environmental document to ensure that all improvements are feasible, and that adequate Right-of-Way is available.
2. Any traffic analysis submitted for the project must evaluate project-specific impacts, e.g., project volumes, project access characteristics and project consistency with Departmental standards.
3. Project access should be clearly identified by providing the distance from the nearest cross-street or postmile marker.

Please send two copies each of the environmental document and staff report to the address below when they are available.

Patricia Maurice, Associate Transportation Planner
Office of Transit and Community Planning, Mail Station 10D
California DOT, District 4
111 Grand Avenue
Oakland, CA 94612-3717

Please feel free to call or email Patricia Maurice of my staff at (510) 622-1644 or patricia_maurice@dot.ca.gov for more information, or with any questions regarding this letter.

Sincerely,

A handwritten signature in black ink, reading "Timothy C. Sable". The signature is fluid and cursive, with the first name "Timothy" being more prominent and the last name "Sable" following in a similar style.

TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA

Enclosure

c: Ms. Jodee DiSalle, Napa County Public Works Department

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5505
FAX (510) 286-5513
TTY (800) 735-2929

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MAY 27 2004

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DEVELOPMENT & PLANNING DEPT.

May 26, 2004

NAP128111
NAP-128

Ms. Naomi Beattie
Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

Dear Ms. Beattie:

HARRISON WINERY MODIFICATION – NEGATIVE DECLARATION

Thank you for continuing to include the California Department of Transportation in the environmental review process for the Harrison Winery project. The comments presented below are based on the Negative Declaration (ND) and project graphics.

Roadway Improvements

The eight-foot paved shoulder referred to in the ND and depicted in project graphics should be required prior to issuance of a building permit.

Sight Distance

Corner sight distance for the posted speed limit of 45 miles per hour should be 495 feet (150 meters) on State Route 128 (SR 128) rather than 150 feet as shown on the survey. The correct sight distance should be shown on project plans in both directions on SR 128, and the ND should be revised accordingly.

Please send two copies of the staff report, including project conditions, to the address below when it is available.

Patricia Maurice, Associate Transportation Planner
Office of Transit and Community Planning, Mail Station 10D
California DOT, District 4
111 Grand Avenue
Oakland, CA 94612-3717

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COUNTY OF NAPA
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 THIRD ST., ROOM 210
NAPA, CA 94559
(707) 253-4416

Initial Study Checklist
(reference CEQA, Appendix G)

1. **Project title:** Harrison Vineyards Winery
2. **Property owner:** Michael and Lyndsey Harrison
3. **Contact person and phone number:** Naomi Beattie, Planner I (707) 253-4417
4. **Project location and APN:** Located on a 44.85 acre parcel on the east side of Sage Canyon Road/State Highway 128, approximately 1/4 mile south of its intersection with Chiles-Pope Valley Road within the AW (Agricultural Watershed) zoning district. 1527 Sage Canyon Road, St. Helena. (32-510-004)
5. **Project sponsor's name and address:** Michael and Lyndsey Harrison, 1527 Sage Canyon Road, St. Helena 94574
6. **General Plan description:** AWOS (Agricultural, Watershed, Open Space)
7. **Zoning:** AW (Agricultural Watershed)
8. **Description of Project.** (including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

Approval to modify Use Permit #92163-UP to: (1) increase production levels from 7,200 gallons per year to 15,000 gallons per year; (2) convert an existing 2,877 square foot olive oil facility to winery storage and office space for a winery totaling 4,877 square feet (including 2,500 sq. ft. of caves); (3) add Tours and Tasting for the public by prior appointment with a maximum of 30 persons/week; (4) add a Marketing plan with 4 activities per year with a maximum of 60 people per event; (5) two "Wine Auction" events with a maximum of 40 people per event; (6) add wine retail sales; (7) add 6 parking spaces for a total of 10 spaces; (8) road improvements to State Highway 128.

Site Development: The parcel is already developed with a winery and an olive oil facility, which will be terminated and converted into storage and office space for the winery. Existing access to the parcel is a private road that is located off State Route 128/Sage Canyon Road. Road improvements include paving a section within Caltrans right-of-way in order to allow a westbound vehicle to pull to the right of vehicles attempting a left-turn into the private road. No new construction is proposed.

Marketing Events/Tours & Tastings: The winery proposes to conduct tours for 6 persons per day, not to exceed 20 in one day (Maximum of 30 per week). Tours will be conducted for members of the industry and consumers by prior appointment only. In addition to the regular tours/tasting and retail sales, special marketing events are proposed. A marketing plan with four (4) activities per year with a maximum of 60 people per event is proposed. These events will be catered, which might range from hors d'ouvres to full course luncheons or dinners paired with wines produced onsite. A small catering staging area will be provided inside the main winery facility and the caves. Two (2) Wine Auction "Open House" events are proposed to occur on Wine Auction weekend only with a maximum of 40 people invited. Portable wastewater facilities will be provided during these events. Events will be conducted between the hours of 11:00 am and 4:00 pm on most weekdays, or after 6:30 pm in the evenings and will conclude by 10:00 pm.

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

A sloping (15%) to steeply sloping (40%) site ranging in elevation from 640' to 850' (MSL) located on a hillside above the southeast shore of Lake Hennessy and within the Lake Hennessy Municipal Watershed. Approximately 17 of the 44.85 acres are planted in vineyard and a 1 acre live orchard. Native vegetation consists of annual grasses, scattered oaks, and digger pine. The soils on site are Sobrante Loam. The runoff is rapid with moderate to high erosion potential. The parcel is developed with a residence, winery and a reservoir. The surrounding land uses include several wineries, residential development on large parcels, and Lake Hennessy.

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

JURISDICTIONAL BACKGROUND: Public Plans and Policies

Based on an initial review, the following findings have been made for the purpose of the Initial Study and do not constitute a final finding by the County in regard to the question of consistency.

Is the project consistent with:	YES	NO	N/A
a) Regional and Subregional Plans and Policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) LAFCOM Plans and Policies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) The County General Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Appropriate City General Plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Adopted Environmental Plans and Goals of the Community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Pertinent Zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responsible (R) and Trustee (T) Agencies

Caltrans

Other Agencies Contacted

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

MITIGATION MEASURES:

- ☐ None Required
- ☐ Identified By This Study - Unadopted (see attached Draft Project Revision Statement)
- ☒ Included By Applicant As Part of Project (see attached Project Revision Statement)
- ☐ Recommended For Inclusion As Part of Public Project (see attached Recommended Mitigation Measure List)

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.

AGENCY STAFF PARTICIPATING IN THE INITIAL STUDY:

Resource Evaluation: Naomi Beattie

Date: 10/18/2003

Site Review: Naomi Beattie

Date: 4/18/2004

Planning/Zoning Review: Naomi Beattie

Date: 10/18/2003

PRELIMINARY DETERMINATION:

- ☒ No reasonable possibility of environmental effect has been identified, and a Negative Declaration should be prepared.
- ☐ A Negative Declaration cannot be prepared unless all identified impacts are reduced to a level of insignificance or avoided.

DATE: 4/18/2004

BY: Naomi Beattie

FINAL DETERMINATION. (by Napa County)

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.

N. Beattie
Signature

5-3-04
Date

Naomi Beattie
Printed Name

Napa County
For

PROPOSED MITIGATED NEGATIVE DECLARATION

The Conservation, Development and Planning Director of Napa County has tentatively determined that the following project would not have a significant effect on the environment. Documentation supporting this determination is on file for public inspection at the Napa County Conservation, Development and Planning Department Office, 1195 Third St., Room 210, Napa, California 94559. For further information call (707) 253-4416.

Owner: Michael and Lyndsey Harrison

APN: 32-510-004

Action: Use Permit Modification #03383-MOD

PROJECT DESCRIPTION: Approval to modify Use Permit #92163-UP to: (1) increase production levels from 7,200 gallons per year to 15,000 gallons per year; (2) convert an existing 2,877 square foot olive oil facility to winery storage and office space for a winery totaling 4,877 square feet (including 2,500 sq. ft. of caves); (3) add Tours and Tasting for the public by prior appointment with 30 persons/week; (4) add a Marketing plan with 4 activities per year with a maximum of 60 people per event; (5) two "Wine Auction" events with a maximum of 40 people per event; (6) add wine retail sales; (7) add 6 parking spaces for a total of 10 spaces; (8) road improvements to State Highway 128.

Site Development: The parcel is already developed with a winery and an olive oil facility, which will be terminated and converted into storage and office space for the winery. Existing access to the parcel is a private road that is located off State Route 128/Sage Canyon Road. Road improvements include paving a section within Caltrans right-of-way in order to allow a westbound vehicle to pull to the right of vehicles attempting a left-turn into the private road. No new construction is proposed.

Marketing Events/Tours & Tastings: The winery proposes to conduct tours for 6 persons per day, not to exceed 20 in one day (Maximum of 30 per week). Tours will be conducted for members of the industry and consumers by prior appointment only. In addition to the regular tours/tasting and retail sales, special marketing events are proposed. A marketing plan with four (4) activities per year with a maximum of 60 people per event is proposed. These events will be catered, which might range from hors d'ouvres to full course luncheons or dinners paired with wines produced onsite. A small catering staging area will be provided inside the main winery facility and the caves. Two (2) Wine Auction "Open House" events are proposed to occur on Wine Auction weekend only with a maximum of 50 people invited. Portable wastewater facilities will be provided during these events. Events will be conducted between the hours of 11:00 am and 4:00 pm on most weekdays, or after 6:30 pm in the evenings and will conclude by 10:00 pm.

WRITTEN COMMENT PERIOD: April 30, 2004 to June 2, 2004

DATE: April 29, 2004

BY THE ORDER OF

CHARLES WILSON

Director

Napa County Conservation, Development and Planning Department

PROJECT REVISION STATEMENT

HARRISON VINEYARDS WINERY

#03383-MOD

APN: 32-510-004

I hereby revise my request to include the mitigation measures specified below:

1. The applicant shall submit to the Planning Department for review and approval prior to commencing any work, a Standard Measures Erosion Control Plan for the road improvements to State Route 128/Sage Canyon Road.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

Signature of Owner(s)

Print Name

Interest

ENVIRONMENTAL CHECKLIST FORM

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

Impact Discussion:

a-d. This project does not propose activities that will change the existing scenic resources. No additional structures or lighting are proposed.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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"/>

Impact Discussion:

- a. The proposed project will not convert Prime Farmland, Unique Farmland or Farmland of Statewide importance to non-agricultural use. The subject parcel is a total of **44.85** acres, of which 17.5 acres is planted in vines (grapes).
- b. The project is proposed on a parcel that is not in a Williamson Act Contract.
- c. The project does not involve changes to the environment that would result in the conversion of Farmland to non-agricultural use. The parcel is currently planted with approximately 17.5 acres of vineyard.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a. The proposed project does not conflict with or obstruct the implementation of applicable air quality plans nor will it violate any air quality standards or contribute substantially to an existing or projected air quality violation.

b. This project will not change the current attainment status for the San Francisco Bay Air Basin per the Bay Area Air Quality Management District (BAAQMD). The BAAQMD has determined that land uses that generate fewer than 2,000 trips per day would not generally be expected to have potentially significant air quality impacts. This project is expected to generate an additional 16 vehicle trips per day (visitors and employees). Truck traffic is expected to generate an additional 4 delivery trips per year and 6 grape delivery trips per week during a 6-8 week crush. Additionally, this is not expected to generate more than 80 pounds of ROG (Reactive Organic Gases). This project will not generate a significant number of trips relative to the BAAQMD threshold. As part of the conditions of approval all construction activities are required to incorporate dust control methods as follows: 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. Construction activities shall not occur during windy periods.

c-e. The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standards nor will it expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people. The BAAQMD defines exposure of sensitive receptors to toxic air contaminants and risk of accidental releases of acutely hazardous materials (AHMs) as potential adverse environmental impacts. Examples of sensitive receptors include schools, hospitals, convalescent facilities and residential areas with children. There are no sensitive receptors in the vicinity of the project site. The BAAQMD has defined potential odor impacts based on a list of specific types of facilities, such as wastewater treatment plants, landfills, refineries, etc. This project is not expected to generate odors other than the processing of grapes into wine juice, which occurs generally 3 months per year.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>

Impact Discussion:

a-f. This project does not propose activities that would have a substantial adverse effect on any special status species, riparian habitat, wetlands or vernal pools.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-d. No historical or archaeological resources are known to exist in the development area, on the parcel or within the areas that are part of the required road improvements. The proposed project requires a minimal amount of earthmoving activities. As part of the Use Permit approval, the applicant is required to cease all work in the event that archeological artifacts are discovered during construction.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-b. The project site is outside the Alquist-Priolo Earthquake Fault Zoning Map designation and no active or inactive faults cross the site either mapped or recognized.

c. The Napa County Resource Maps did not indicate an area of geologic concern. The parcel is located within an area denoted as "very low" for liquefaction. There is no information which indicates the proposed project would lead to ground failure or instability.

d. The soils at the site are not on expansive soil as defined in Table 18.1B of the Uniform Building Code.

e. A wastewater feasibility study on the subject parcel was conducted. The Department of Environmental Management has reviewed the project and has determined that there are no major limitations of the existing septic system to accommodate the increase in production. Environmental Management has recommended approval of the project subject to certain conditions of approval, which they have provided.

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

Impact Discussion:

a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. A Business Plan must be filed with the Environmental Health Division should the amount of these materials reach reportable levels.

b. The project would not result in the release of hazardous materials into the environment.

c. There are no schools located within one-quarter mile from the proposed project site.

d. The proposed site is not on any known list of hazardous materials sites.

Project Name: Harrison Vineyards Winery #03383-MOD

- e. The project site is not located within two miles of any public airport.
- f. The project site is not located within the vicinity of any private airports.
- g. The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan.
- h. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The parcel is considered to be in a "High Risk Area" for wild-land fires. However, Napa County Fire Department has reviewed access for fire equipment and has recommended approval of the project.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII.	HYDROLOGY AND WATER QUALITY. Would the project:				
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a. The project does not include any proposal that would violate any known water quality standards or waste discharge requirements. The existing septic system has been evaluated for the proposed increase in production and visitors.
- b. The applicant has submitted a "Phase I" water availability analysis for the proposed project. The projected water use for the parcel is 6.65 AF/Year. Napa County has established a threshold of 22.43 AF/YR for this parcel; therefore the estimated water demand of 6.65 AF/Year is below the established threshold for the parcel. No further analysis is required.
- c-d. This project does not propose any activities that involve altering the existing drainage pattern of the site.
- e. There are no storm water drainage systems in this area; therefore there is no current measurable capacity that could be exceeded as a result of the project.
- f. This project involves paving a section of existing edge-of-road on State Route 128/Sage Canyon Road. An 8-foot wide travel lane is required to address traffic making a left-turn into the subject parcel and oncoming traffic. The road improvements are adjacent to Lake Hennessey, a Municipal Watershed. By incorporating standard erosion control measures, potential impacts to the water quality of Lake Hennessey due to sedimentation and stormwater runoff would be reduced to "less than significant". (See Mitigation Measure below)

- g-h. The proposed project does not include housing nor is the proposed project or subject parcel located within 100-year flood hazard area.
- i. The Napa County Environmental Resource Maps indicated that the project site is not located within a dam or levee failure inundation zone.
- j. There is no indication that this project would be located in an area susceptible to seiches, mudflows, or tsunamis.

Mitigation Measures:

The applicant shall submit to the Planning Department for review and approval prior to commencing any work, a Standard Measures Erosion Control Plan for the road improvements to State Route 128/Sage Canyon Road.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a. Site development will not divide or isolate a community.
- b. The project is permitted within the zoning district and is consistent with the standards of the County General Plan.
- c. No habitat conservation plans or natural community conservation plans are affected by the proposed development.

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

Impact Discussion:

- a-b. The project site is not located in an area denoted as a mineral resource area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-d. The proposed project may increase the noise levels due to the increase in production levels and truck traffic. However, the increase in noise levels would occur on a temporary basis during crush (August to October). The project would not result in significant permanent operational or traffic noise impacts. The nearest residence is located approximately 800 feet from the existing winery and caves.

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

f. The project site is not located within the vicinity of a private airstrip

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

Impact Discussion:

a-c. The project will not induce substantial population growth in the area, nor will it have a significant impact on population growth in the area or displace substantial numbers of existing housing or people.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a. The proposed project will have no impact on public services. Fire protection measures are required as part of the project development on site and there is no expected impact on response time as the property has good road access. Domestic and winery

wastewater will be handled onsite by a wastewater system. The applicant is required to submit a "Reporting and Monitoring" agreement to the Department of Environmental Management for the existing septic system.

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

Impact Discussion:

a-b. The proposed project would not require the construction or expansion of recreational facilities

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV.	TRANSPORTATION/TRAFFIC. Would the project:				
	a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-b. Traffic generated by the project is expected to be minimal. Access to the winery will be from State Route 128/Sage Canyon Road. This project is expected to generate an additional 16 vehicle trips per day (visitors and employees). Truck traffic is expected to generate an additional 4 delivery trips per year and 6 grape delivery trips per week during a 6-8 week crush. Caltrans has reviewed the proposed project and has recommended an eight-foot paved shoulder on State Route 128 (SR 128) for a minimum of 200 feet (100 feet from the center of the driveway toward each side), plus proper transition from/to the existing shoulder opposite the project driveway. The applicant has provided a plan that shows the proposed improvements to State Route 128/Sage Canyon Road. Caltrans has a 200-foot right-of-way on this section of State Route 128, which would permit the traffic safety improvements within the existing R-O-W. The corner sight distance from the projects access point is 150 feet at 45mph. To mitigate potential impacts to Lake Hennessey, an erosion control plan is required to reduce the amount of potential sedimentation and stormwater runoff (See discussion under Section VIII).

c. This project will not have any impact on air traffic patterns. This project does not involve air traffic.

d. This project does not include any design features or incompatible uses that will impact traffic on State Route 128/Sage Canyon Road.

e. Emergency access was evaluated in the original Use Permit #95576-UP. The proposed modifications to Use Permit #95576-UP has been reviewed by the California Department of Forestry and Fire Protection (CDF). No additional conditions were warranted.

f. The project proposes a total of 10 parking spaces to accommodate the proposed number of visitors. Parking can be

Accommodated on site for the marketing events (see discussion under project description).

g. The project will not conflict or have any impact on policies, plans, and programs supporting alternative transportation.

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

Impact Discussion:

- a. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact.
- b. The project will not require construction of any new water or wastewater treatment facilities that will result in a significant impact to the environment. The existing wastewater septic system has met the Department of Environmental Management requirements. No further studies are required.
- c. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which will cause a significant impact to the environment. There are no stormwater drainage facilities located within project area.
- d. The project has sufficient water supplies to serve projected needs. The projected water use for the parcel is 6.65 AF/Year. Napa County has established a threshold of 22.43 AF/YR for this parcel; therefore the estimated water demand of 6.65 AF/Year is below the established threshold for the parcel. No further analysis is required.
- e. Wastewater is treated onsite and does not require a wastewater treatment provider.
- f-g. The project will be served by a landfill with sufficient capacity to meet the projects demands. No significant impact will occur from the disposal of solid waste generated by the project. The project will comply with federal, state, and local statutes and regulations related to solid waste.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII.	MANDATORY FINDINGS OF SIGNIFICANCE				
	a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a. The project would have a no impact on wildlife resources. No sensitive resources or biologic areas will be converted or affected by this project. No rare, threatened or special status plants or animals have been identified on the property.
- b. There are no impacts that could be considered individually limited, but cumulatively considerable. The project is not in a recognized groundwater deficient area, and no sensitive biologic resources have been identified on the property. The proposed project, even when added to other approved wineries in the area, will not cause a cumulative significant effect on traffic, groundwater supplies or other resources.
- c. There are no environmental effects caused by this project that will result in substantial adverse effects on human beings, directly or indirectly. There is sufficient water on the property to serve the projects needs and not result in a negative impact to groundwater supplies. No significant or critical biological resources will be affected by this project. The project would not have any environmental effects that would result in significant impacts.

XVIII. SUBSEQUENT EIR OR NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Are substantial changes proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Are substantial changes proposed in the project, which will require major revisions of the previous EIR, or negative declaration due to a substantial increase in the severity of previously identified significant effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to a substantial increase in the severity of previously identified significant effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Has new information of substantial importance been identified, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted which shows any of the following:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents have declined to adopt the mitigation measure or alternative. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents have declined to adopt the mitigation measure or alternative. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Discussion:

a-e. There will be no major revisions to the facility that are considered to be a "Potentially Significant Impact". The proposal is to increase the approved production level of 7,200 gallons/year to 15,000 gallons/year and add a marketing plan/tours & tastings. No other changes are proposed. No significant effects were identified.

Table 1
Water Availability Analysis
Harrison Vineyards Olive Oil Facility

Parcel Size 44.85 acres
 Acceptable usage for hillside parcel

Current Use

Primary Residence	.5 ac-ft.
Farm Dwelling	.5 ac-ft.
Vineyard (17.5 acres)	4.4 ac-ft.
Winery	0.25 ac-ft.
TOTAL	5.65 ac-ft.

HARRISON WINERY TRAFFIC CHARACTERISTICS

Current Production Capacity	Proposed Production Capacity	Net Increase Harvest Traffic
7,200 gallons produced approximately 45 tons @ 165 gal./ton approximately 2,500 cases @ 55 case/ton 35 tons grown on-site 10 tons purchased	15,000 gallons proposed approximately 90 tons @ 165 gal./ton approximately 5,000 cases @ 55 case/ton 60 tons grown on-site (with increase from recent replant) 30 tons purchased	
<u>Current Harvest Truck Traffic</u>	<u>Proposed Harvest Truck Traffic</u>	<u>Net Increase Harvest Traffic</u>
Grape Deliveries: 2 deliveries at 5 tons/truck 6-8 week crush period less than one delivery/week	Grape Deliveries: 6 deliveries at 5 tons/truck 6-8 week crush period approximately one delivery/week	* <u>total increase: 4 deliveries</u>
<u>Current Non-Harvest Truck Traffic</u>	<u>Proposed Non-Harvest Truck Traffic</u>	<u>Net Increase Non-Harvest Trucks</u>
Glass deliveries 1-2 deliveries @ 2,310 cases/truck Cork deliveries based on two bottling cycles/year 2 deliveries @ one per cycle Wine shipments 2-3 shipments @ 1,232 cases/truck	Glass deliveries 2-3 deliveries @ 2,310/truck Cork deliveries based on two bottling cycles/year 2 deliveries @ one per cycle Wine shipments 4-5 shipments @ 1,232 cases/truck	Glass deliveries <u>total increase 1-2 trips</u> Cork deliveries no increase Wine shipments <u>total increase 2-3 trips</u>
<u>Current Employee/Visitor Traffic</u>	<u>Proposed Employee/Visitor Traffic</u>	<u>Net Increase</u>
<u>TRUCK TRIP INCREASE FOR ALL CATEGORIES COMBINED</u>		
<u>7-9 trips</u>		

Average Daily Traffic	Average Daily Traffic	Ave. Daily Traffic
1 full-time employee (lives on property); No visitors: 3 trips/day	1 employee: 2 part-time employees; ¹ 5 visitors (2.6/car): 4 trips/day 7 Total <u>4 trips/day increase</u>	3 trips/day
Peak Daily Traffic	Peak Daily Traffic	Peak Daily Traffic
3 employees: 9 trips/day	3 employees: 20 visitors:	9 trips/day 16 trips/day 25 Total <u>16 trips/day increase</u>

Miscellaneous Traffic

US Mail 0 (does not deliver to site)
 UPS 2 trips/day
 Garbage service 2 trips/week
 Federal express 2 trips/week
 Misc. delivery 1 trip/week

¹The assumption is that the two-part time employees generate the same number of trips as one full-time employee.

Summary of Increase Resulting From Project

Crush

<u>Trip Generator</u>	<u>Trips/Day/Ave.</u>	<u>Trips/Day/Peak</u>	<u>Trips/Week</u>
Grape Trucks ²	0.16	No change	1.14
Employees	No change	No change	No change
Visitors	4.0	16.0	24.0

Non-crush

<u>Trip Generator</u>	<u>Trips/Day/Ave.</u>	<u>Trips/Day/Peak</u>	<u>Trips/Week/Ave.</u>
	Wine Supply	Trucks ³	0.01
Employees	No change	No change	2.0
Visitors	4.0	16.0	No change
Miscellaneous	No change	No change	24.0
			No change

²The change is from 4 trips/harvest to 12 trips/harvest, for an increase of 8/trips/harvest, with harvest period averaging 7 weeks.

³The change is from 5 trips/year to 9 trips/year, for an increase of 4/trips/year.

May-23-04 01:56P Donna B.Oldford

707 963-7556

P.01

Revised

**NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION**
1195 Third Street, Room 218, Napa, California, 94559 (707) 253-4416

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: _____

FILE NO: 03383-MOD

REQUEST: _____

Date Submitted: _____

Date Complete: _____

Date Published: _____

ZA CDCR BSAPPEAL

Hearing: _____

Action: _____

TO BE COMPLETED BY APPLICANT
(Please print or type legibly)

Applicant's Name: Lyndsey HarrisonTelephone #: (707) 963-9208Fax #: (707) 963-9078E-mail: lyndsey@harrisonvineyards.comMailing Address: 1527 Sage Canyon Road St. Helena CA 94574
No Street City State ZipStatus of Applicant's Interest in Property: Owner and ApplicantProperty Owner's Name: Lyndsey HarrisonTelephone #: (707) 963-9208Fax #: (707) 963-9078E-mail: lyndsey@harrisonvineyards.comMailing Address: 1527 Sage Canyon Road St. Helena CA 94574
No Street City State ZipSite Address/Location: Same as mailing address
No Street City State ZipAssessor's Parcel #: 032-510-004Existing Parcel Size: 44.85 ac.

I certify that all the information in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Lyndsey Harrison 5/24/04
Signature of Applicant Date

Lyndsey Harrison

PRINT NAME

Lyndsey Harrison 5/24/04
Signature of Property Owner Date

Lyndsey Harrison

PRINT NAME

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

S2358.00

Receipt Nos. _____

Received by: BS/PLDate: 9/20/03ROS-003187

SEP 19 1954

Dear Mr. [illegible]

[The following text is extremely faint and largely illegible. It appears to be a letter discussing business or administrative matters, possibly related to a company or organization. Key words that are faintly visible include "company", "business", "information", "please", "very", "kindly", "sincerely", and "Yours truly".]

Very truly yours,

[illegible signature]

[illegible address block]

95028

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
1195 Third Street, Room 210, Napa, California, 94559 • (707) 253-4416

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AW FILE NO: 03383-MOD

REQUEST: To increase production from 7,200
gal per yr. to 15,000 per yr; tastings by
Appt. only; Events consistent with the marketing
plan in the Use Permit and terminate
olive oil production.

Date Submitted: 9.25.03

Date Complete: _____

Date Published: _____

ZA CDPC BS APPEAL

Hearing _____

Action _____

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Lester Hardy

Telephone #: (707) 967-9610 Fax #: (707) 967-9604 E-Mail: lhardy@cfk.com

Mailing Address: P.O. Box 667 St Helena CA 94574

No. Street City State Zip

Status of Applicant's Interest in Property: None

Property Owner's Name: Lyndsey Harrison

Telephone #: (707) 963-8271 Fax #: () E-Mail: _____

Mailing Address: c/o Lester Hardy P.O. Box 667 St Helena CA 94574

No. Street City State Zip

Site Address/Location: 1527 Sage Canyon Road St Helena CA 94574

No. Street City State Zip

Assessor's Parcel #: 032-510-004 Existing Parcel Size: 44.85 acres

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Signature of Applicant: [Signature] Date: _____

Signature of Property Owner: [Signature] Date: _____

PRINT NAME: Lester Hardy PRINT NAME: Lyndsey Harrison

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Total Fee: \$2350.00 Receipt Nos. 103-00 3157 Received by: [Signature] Date: 9/25/03

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided):
Application is for expansion of existing winery; please see attached project description.
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify) _____
- C. Estimated Completion Date for Each Phase: Phase 1: N/A Phase 2: N/A
- D. Actual Construction Time Required for Each Phase: ☐ less than 3 months ☐ More than 3 months N/A
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: N/A
- F. Additional Licenses/Approval Required:
 District: NONE Regional: NONE
 State: NONE Federal: NONE

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC...

- A. Floor Area/Impervious area of Project (in square ft): N/A
 Proposed total floor area on site: _____
 Total development area (building, impervious, leach field, driveway, etc.): 10,377 sq. ft.
 New construction: NONE
 existing structures or portions thereof to be utilized: 2877 not including caves
 existing structures or portions thereof to be moved: N/A
- B. Floor Area devoted to each separate use (in square ft):
 living: _____ storage/warehouse: 2,377 offices: 500 sq. ft.
 sales: _____ caves: 2500 sq ft
 other (2000 sq ft crush septic/leach field: less than 500 sq ft
 roads/driveways: pad
5000 sq ft
- C. Maximum Building Height: existing structures: 20 ft new construction: N/A
- D. Type of New Construction (e.g., wood-frame): N/A
- E. Height of Crane necessary for construction of new buildings (airport environs): N/A
- F. Type of Exterior Night Lighting Proposed: N/A
- G. Viewshed Ordinance Applicable (See County Code Section 18.106) Yes _____ No X
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated)

III. PARKING

- | | Existing | Proposed |
|---|------------|-----------|
| A. Total On-Site Parking Spaces: | <u>4</u> | <u>10</u> |
| B. Customer Parking Spaces: | <u>N/A</u> | <u>9</u> |
| C. Employee Parking Spaces: <u>emp - 64-es live on property</u> | | <u>1</u> |
| D. Loading Areas: | <u>1</u> | |

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.)	<u>wells</u>	<u>wells</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>N/A</u> Yes___ No___	<u>N/A</u> Yes___ No___
C. Current Water Use (in gallons/day): Current water source:	<u>200 gal/day</u> <u>wells</u>	<u> </u> <u>wells</u>
D. Anticipated Future Water Demand (in gallons/day)	<u>300 gal/day</u>	<u>0</u>
E. Water Availability (in gallons/minute):	<u>20 gal/min</u>	<u>20 gal/min</u>
F. Capacity of Water Storage System (gallons):	<u>381,000 gal</u>	<u>381,000 gal</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>pond, cistern & 3 tanks</u>	<u>pond, cistern & 3 tanks</u>
F. Completed Phase I Analysis Sheet (Attached)		

II. LIQUID WASTE

	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>on-site septic</u>	<u> </u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u> </u> Yes___ No___	<u> </u> Yes___ No___
C. Current Waste Flows (peak flow in gallons/day):	<u>see engineering feasibility study on-file with Dept. Env. Management</u>	<u> </u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u> </u>	<u> </u>
E. Future Waste Disposal Capacity (in gallons/day):	<u> </u>	<u> </u>

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc.)	<u>landfill/recycle</u>	<u> </u>
B. Grading Spoils (on-site, landfill, construction, etc.)	<u>0</u>	<u> </u>

IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>NONE</u>	<u> </u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>NONE</u>	<u> </u>

IV. TYPICAL OPERATION

	Existing	Proposed
A. Days of Operation:	non-harvest Mon-Fri. harvest Sun-Sat	_____
B. Expected Hours of Operation:	non-harvest 8-4 harvest 6-8	_____
C. Anticipated Number of Shifts:	<u>1</u>	_____
D. Expected Number of Full-Time Employees/Shift:	<u>1</u>	_____
E. Expected Number of Part-Time Employees/Shift:	<u>2</u>	_____
F. Anticipated Number of Visitors		
• busiest day:	<u>0</u>	<u>20</u>
• average/week:	<u>0</u>	<u>30</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>2</u>	<u>3</u>
• average/week:	<u>1</u>	<u>2</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities
Food Serving Facilities

• restaurant/deli seating capacity:	_____	N/A
• bar seating capacity:	_____	
• public meeting room seating capacity:	_____	
• assembly capacity:	_____	

B. Residential Care Facilities (6 or more residents)
Day Care Centers

	Existing	Proposed
• type of care:	_____	_____
• total number of guests/children:	_____	_____
• total number of bedrooms:	_____	_____
• distance to nearest existing/approved facility/center:	_____	_____

4. **Production Capacity.**
 - a. existing capacity: 7,200 gal date authorized: February 17, 1993
 - b. current maximum actual production (year): 7,200 gal ()
 - c. proposed capacity: 15,000 gallons
5. **Grape Origin.** (Fill out a "Initial State of Grape Source" form if establishing a new winery or expanding an existing winery development area and include with application form.) N/A
6. **Total Coverage.** (as defined below)
 - a. square feet: 9,877 sq. ft.
 - b. percent of total parcel: less than 1%
7. **Production Facility Coverage.** (as defined below)
 - a. square feet: 6,877 sq. ft. (includes 2,500 sq. ft. of winery caves)
8. **Accessory Structure Coverage.** (as defined below)
 - a. square feet: 500 sq. ft.
 - b. percent of production facility: 7.3%

Marketing Definition (paraphrased from County Code)

Marketing of Wine – Any activity conducted at the winery shall be limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners; or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine, which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development.

Coverage Definitions (paraphrased from County Code)

1. **Total Coverage** – All aggregate paved or impervious ground surface areas of the production facility, storage areas (except caves), offices, laboratories, kitchens, tasting rooms, paved areas and access roads to public or private roads or rights-of-way and above-ground sewage disposal systems.
2. **Production Facility Coverage** – The aggregate paved or impervious ground surface areas of crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities; not including wastewater treatment or disposal areas which cannot be used for agricultural purposes.
3. **Accessory Structure Coverage** – The square footage of structures used for accessory uses related to a winery (i.e., the Total Coverage less Production Facility Coverage, paved areas, and access roads).

**USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES**

1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.)

- | | |
|---|--------------------------------------|
| a. <u>E</u> crushing | k. tours/tastings: |
| b. <u>E</u> fermentation | <u>N</u> public drop-in |
| c. <u>E</u> barrel ageing | <u>P</u> public by appointment |
| d. <u>E</u> bottling | <u>E</u> wine trade only |
| e. <u>N</u> case goods storage | l. <u>P</u> retail wine sales |
| f. <u>E</u> underground waste disposal | m. <u>N</u> other retail sales |
| g. <u>E</u> above-ground waste disposal | n. <u>N</u> public display of art or |
| h. <u>E</u> administration office | wine-related items |
| i. <u>N</u> laboratories | o. <u>N</u> picnic areas |
| j. <u>N</u> day care | p. <u>N</u> food preparation |
| | q. <u>N</u> custom production |

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets if necessary):

Please see attached project description

3. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary):

Phase I Water Availability Analysis

1. Site Plan

Please refer to the Site Plans included with the Use Permit application for a general layout of the project. The plans include property boundaries, existing building and agriculture, existing water systems and winery.

2. Project Description

Harrison Vineyards is seeking County approval (a) to allow tours and tastings by appointment only; (b) to allow retail sales; (c) to allow events consistent with the Marketing Plan described in the Project Statement for the Use Permit application; (d) to terminate olive oil production; and (e) to increase annual wine production from 7200 gallons to 15,000 gallons.

The project is located on a 44.85 acre parcel. A single family residence, a farm labor dwelling and the winery are all located on the parcel.

3. Projected Water Consumption

The total water requirement, including requirements for the existing uses is calculated using rates provided in the Staff Report from the Napa County Public Works Department (page 3), except for the vineyard, which is calculated based on actual use. The analysis shows a projected water usage of 6.5 ac-ft./year as compared to a threshold of 22.5 ac-ft./yr for this site. The threshold is calculated at 0.5 ac-ft./year based on a discussion with Mike Praul, Department of Public Works.

4. Peak Usage

Irrigation to maintain approximately 17.5 acres of vineyard on this parcel begins in April or May at the end of the seasonal rains and continues until August, with peak demand for irrigation occurring between June and August. The vineyard is drip-irrigated, and has no frost protection. Total vineyard water requirements are calculated at 0.25 ac-ft per acre of vineyard, based on an analysis of actual water use at this and other comparable hillside vineyards utilizing drip irrigation.

Irrigation to establish and maintain the 1 acre olive orchard on-site will occur approximately three times per year between February and September. While discussions with other olive growers indicate less water usage per acre than for vines, this analysis assumes that the olive orchard requires four times as much water as the vineyard, or 1.0 ac-ft per acre of orchard.

There is a small reservoir with 322,000 gallons capacity available to supply water during peak

irrigation demands in the summer. The reservoir is filled from well #2 in the winter months.

Peak demand for process water in the winery occurs during the harvest, typically in August or September. These demands are on the order of 2 to 3 times the average process water demand. Total winery demand is and will remain relatively small: at approximately 5 gallons water per gallon of wine produced, total winery process water demand will be approximately 75,000 gallons per year.

5. Water Sources and Delivery Facilities

Water from wells #1 and #3 is pumped through underground pipes to a 10,000 gallon cement tank. This water is either pumped into an underground cistern for domestic use or into a redwood tank. From the redwood tank, water is either pumped directly into the vineyards for irrigation or into a 1.5 ac-ft. Reservoir. Water from well #2 is pumped into the reservoir. Water availability is approximately 20 gal/minute.

6. Adjoining Parcels

The subject parcel, the Allen parcel (property #3 on the diagram) and the Bryant parcel (property #5 on the diagram) share wells #1 and #3. Each parcel has a deeded right to take water for one specified eight hour period each day.

The Allen parcel is a 24 acre parcel with a residence but no vineyard.

The Bryant parcel is a 35 acre parcel with approximately 8 acres of vineyard but no residence.

Additional wells in this vicinity are located on the Anderson parcel (well #5, located on property #7), which has a residence and approximately 9 acres of vineyard which is mostly dry-farmed, and on the Wojtkowiak parcel (well #4, located on property #6), which has a residence but no vineyard.

Properties #1 & #2 are each approximately 8 acres, with one residence per parcel. The applicant is unaware of any wells on either parcel, and is informed that both have rights to water from Conn Creek.

7. Summary

The water requirements for the proposed use permit modification is projected to be far less than the threshold for Phase II analysis; therefore, no additional analysis should be required.

Since this project's water requirement will be easily satisfied by water supplied from the existing wells and storage, the proposed project will have no significant impact on ground water resources in the area. Because no significant impact on ground water is anticipated, no site specific or general basin evaluation of ground water has been made.

Please call if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lester F. Hardy', written over the printed name.

Lester F. Hardy
Attorney for Applicant

PROJECT STATEMENT

APN 032-510-004

The application is for modification to the existing winery use permit for the above-referenced parcel. The winery use permit was approved in 1992 for a 7,200 gallon winery with no tours and tasting or retail sales. A separate use permit for olive oil production was approved in 1999. The applicant now submits a request for a modification of the existing use permit with respect to the following items:

- (1) to allow tours and tastings by appointment allowing a maximum of 20 visitors on the busiest day and 30 visitors in the busiest week; and
- (2) to allow retail sales; and
- (3) to allow events consistent with the following Marketing Plan:

Private promotional tastings with meals, and sometimes music:

Frequency: 4 times per year

Number of persons: maximum 60; average 40

Time of Day: 11:00 a.m. to 4:00 p.m.

Wine Auction related events, including meals and music:

Frequency: 2 times per year

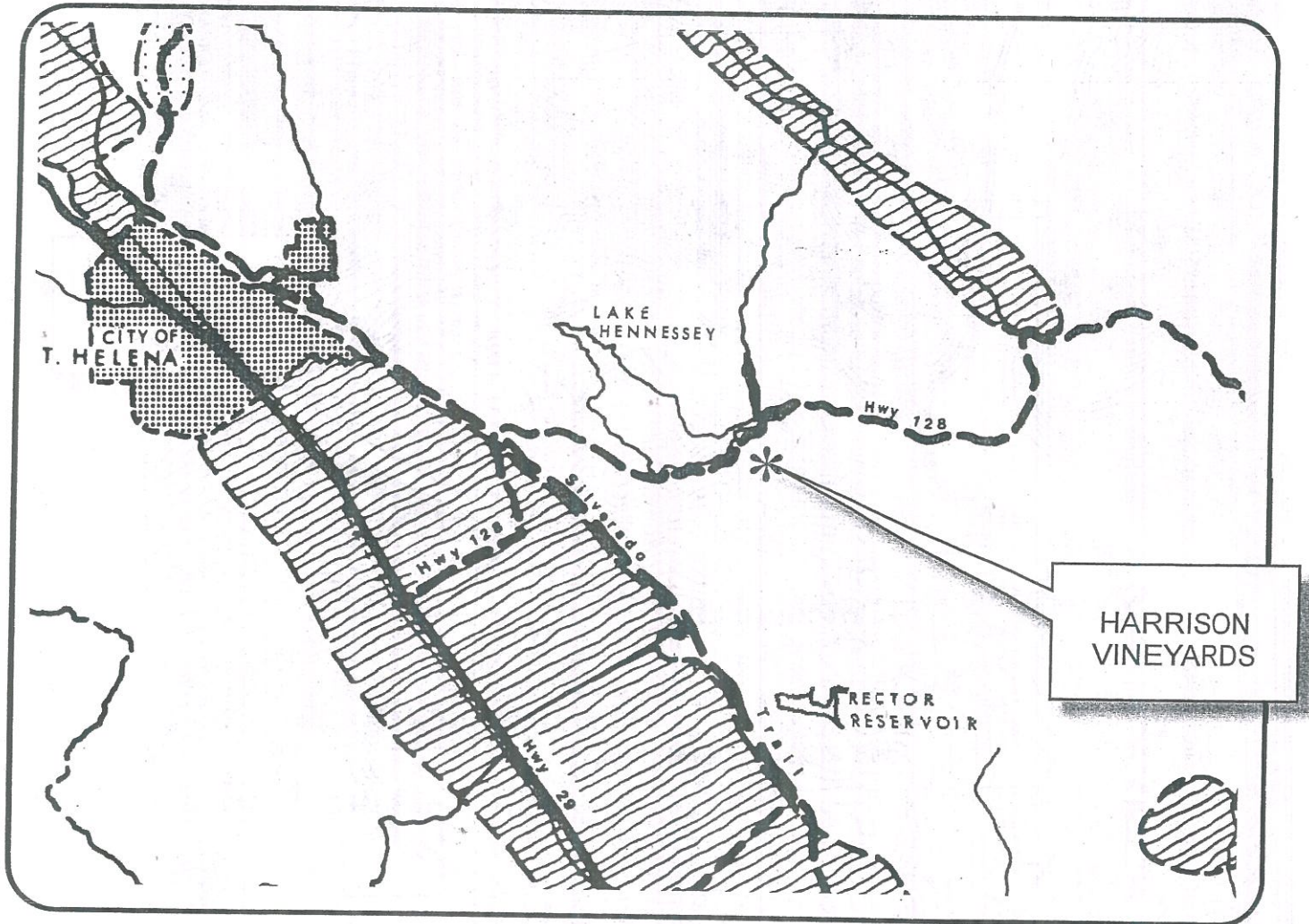
Number of persons: maximum 40; average 25

Time of Day: 10:00 a.m. to 11:00 p.m. (about four hours per event.)

- (4) to terminate olive oil production; and
- (5) to increase the annual production from 7200 gallons to 15,000 gallons.

No modifications to or increase in the size of the facility is proposed in connection with this application.

NAPA COUNTY LAND USE PLAN 1998 - 2000



LEGEND

TRANSPORTATION

- LIMITED ACCESS HIGHWAY
- MAJOR ROAD
- SECONDARY ROAD
- RAILROAD
- AIRPORT
- LANDFILL SITE

OPEN SPACE

- AGRICULTURE, WATERSHED & OPEN SPACE
- AGRICULTURAL RESOURCE

URBAN

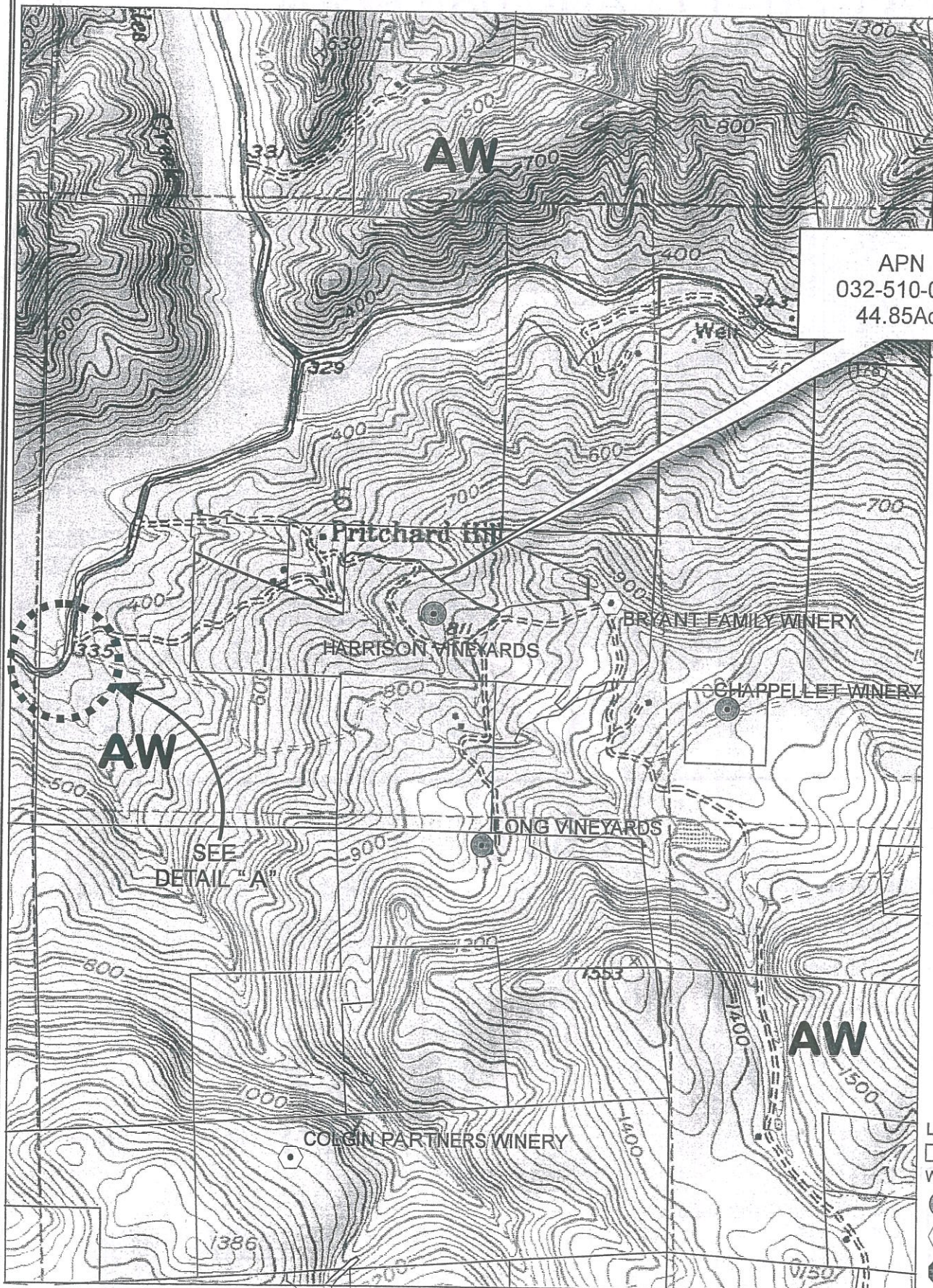
- CITIES
- URBAN RESIDENTIAL
- RURAL RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC - INSTITUTIONAL

SCALE IN MILES



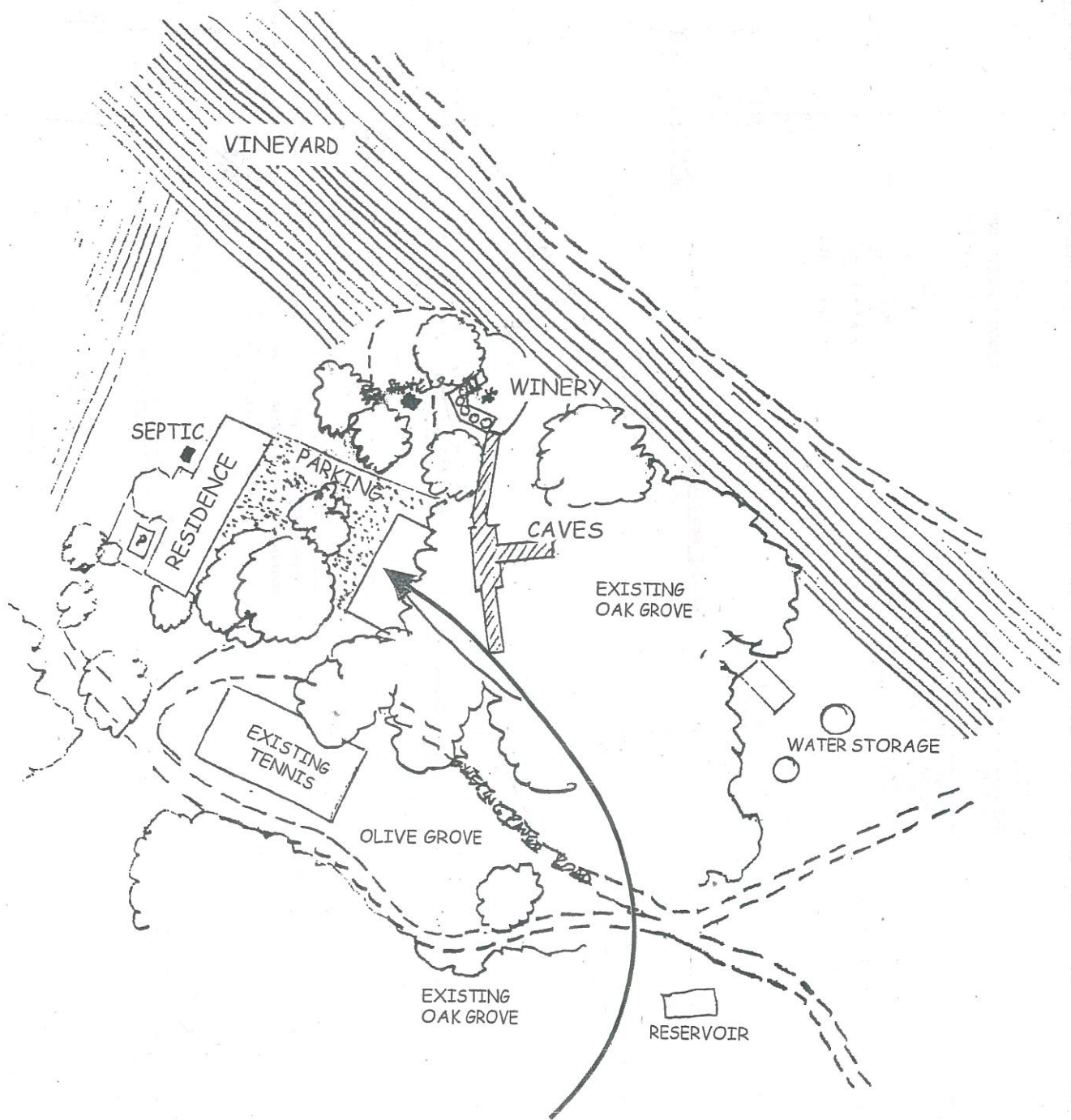
APN
032-510-004
05-26-2004
8D MOD

HARRISON VINEYARDS



- Legend**
- Parcels
 - Wineries in Vicinity**
 - Producing
 - Approved
 - Pending

HARRISON VINE YARDS



OLIVE OIL
PRODUCTION
FACILITY
PROPOSED FOR
WINERY STORAGE,
OFFICE & WAREHOUSE

SCALE
0 100'



HARRISON VINEYARDS

PLOT PLAN

FOR THE LANDS OF

HARRISON

N.C.A.P.N. 032-510-004

COUNTY OF NAPA STATE OF CALIFORNIA

IMPORTANT:

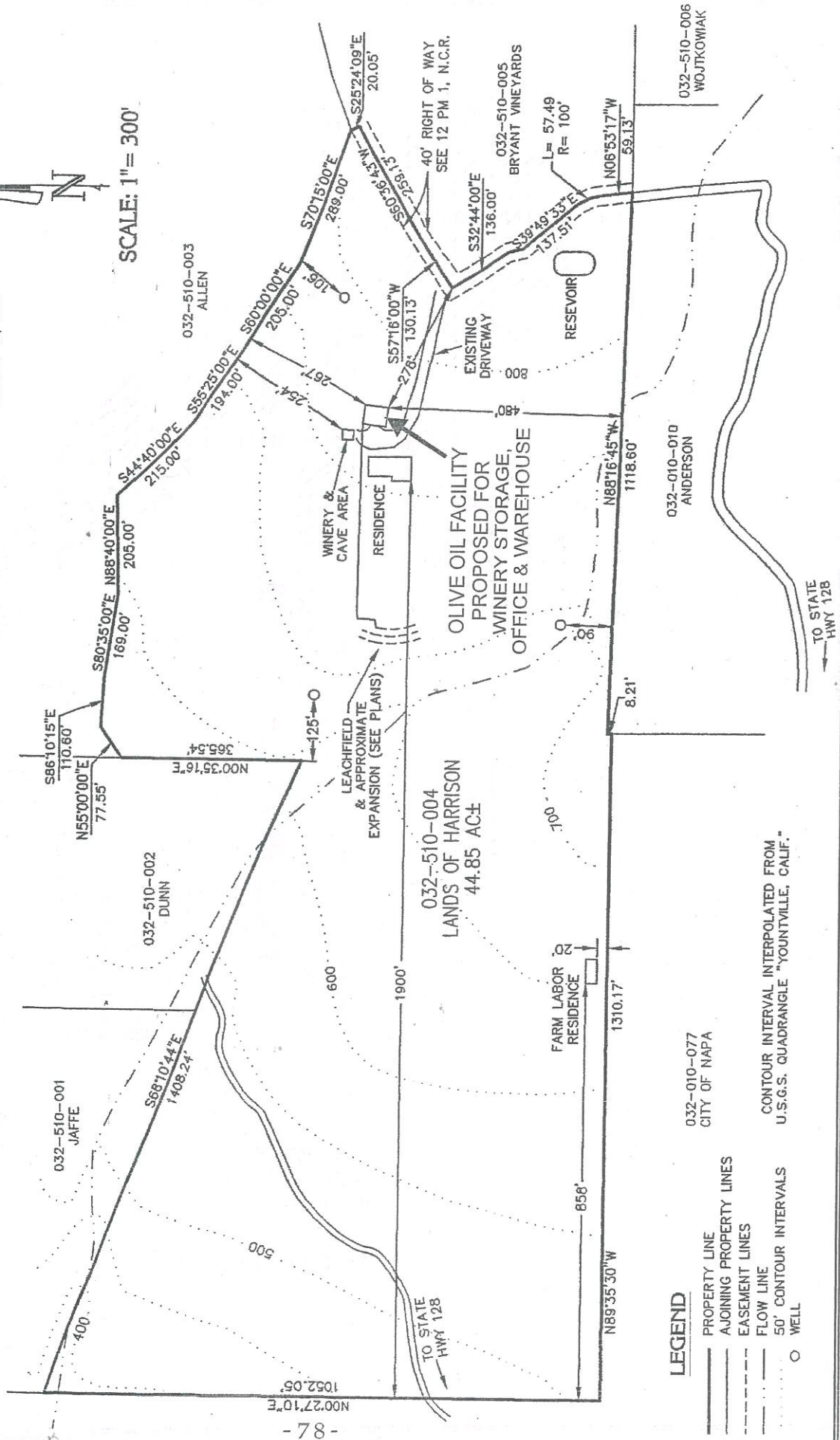
THIS PLAT IS NOT A SURVEY.
IT IS FURNISHED FOR YOUR CONVENIENCE
TO LOCATE THE SUBJECT PROPERTY
IN RELATION TO ADJOINING LANDS,
HIGHWAYS, ROADS AND STREETS AND NOT
TO GUARANTEE ANY FIXED DIMENSIONS,
OR ACREAGE. A FIELD SURVEY SHOULD BE
PERFORMED PRIOR TO ANY CONSTRUCTION,
DEMOLITION, CONVEYANCE OR TRANSACTION.

BY
ALBION SURVEYS, INC.
ST. HELENA, CALIFORNIA



AUGUST 18, 1999

SCALE: 1" = 300'



LEGEND

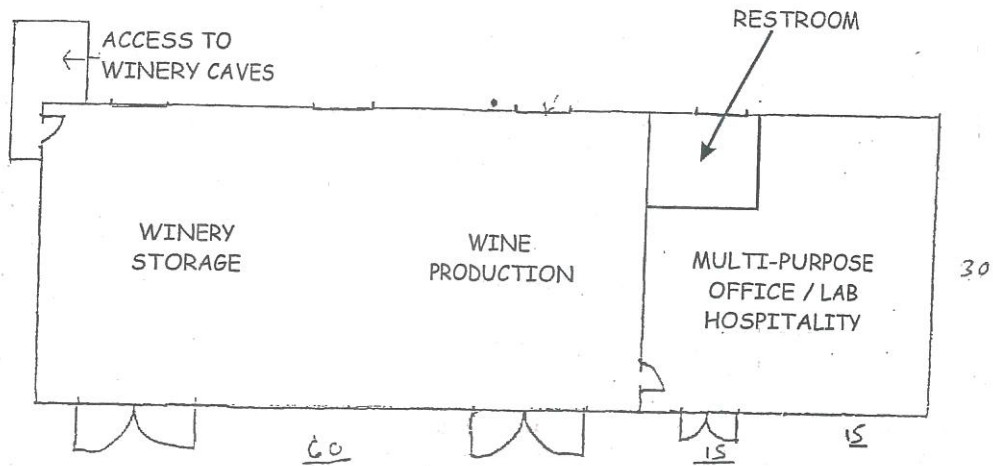
- PROPERTY LINE
- ADJOINING PROPERTY LINES
- - - EASEMENT LINES
- ... FLOW LINE
- ... 50' CONTOUR INTERVALS
- WELL

032-010-077
CITY OF NAPA

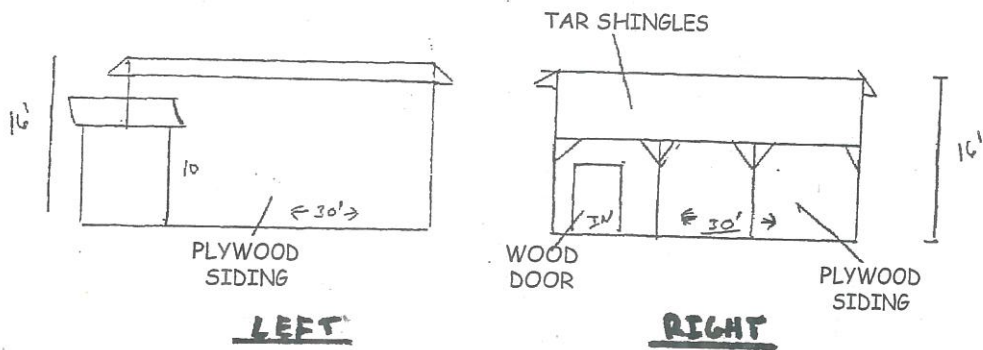
CONTOUR INTERVAL INTERPOLATED FROM
U.S.G.S. QUADRANGLE "YOUNTVILLE, CALIF."

TO STATE
HWY 128

HARRISON VINEYARDS

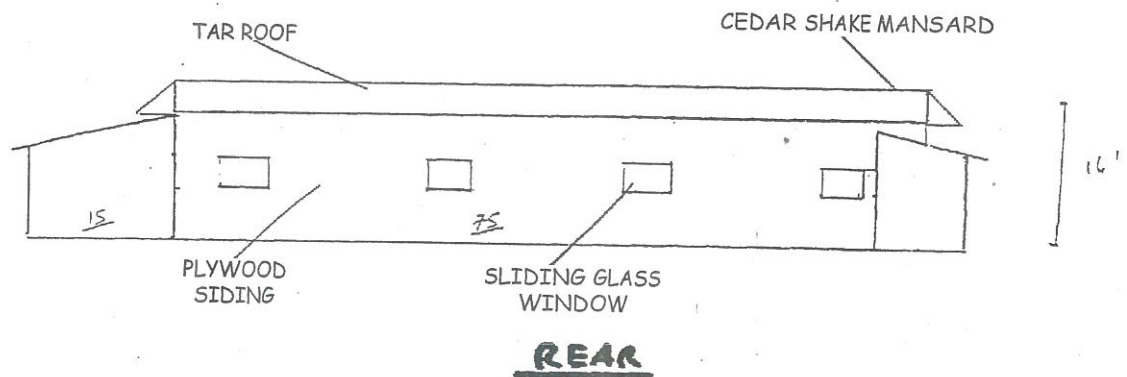


FLOOR

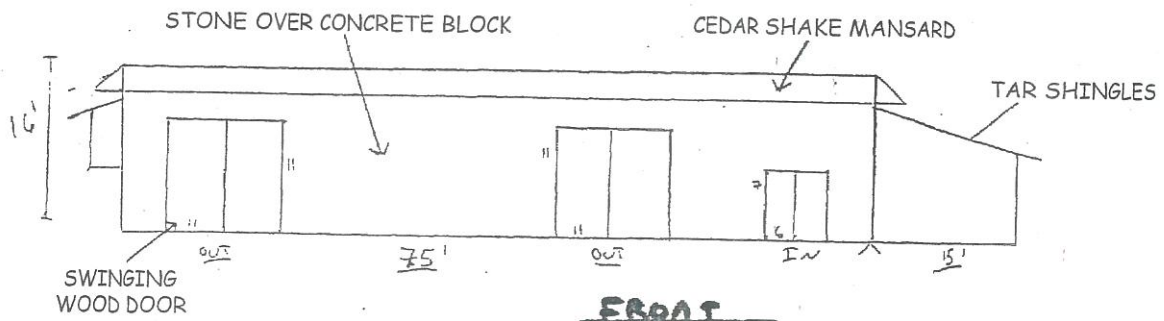


LEFT

RIGHT



REAR



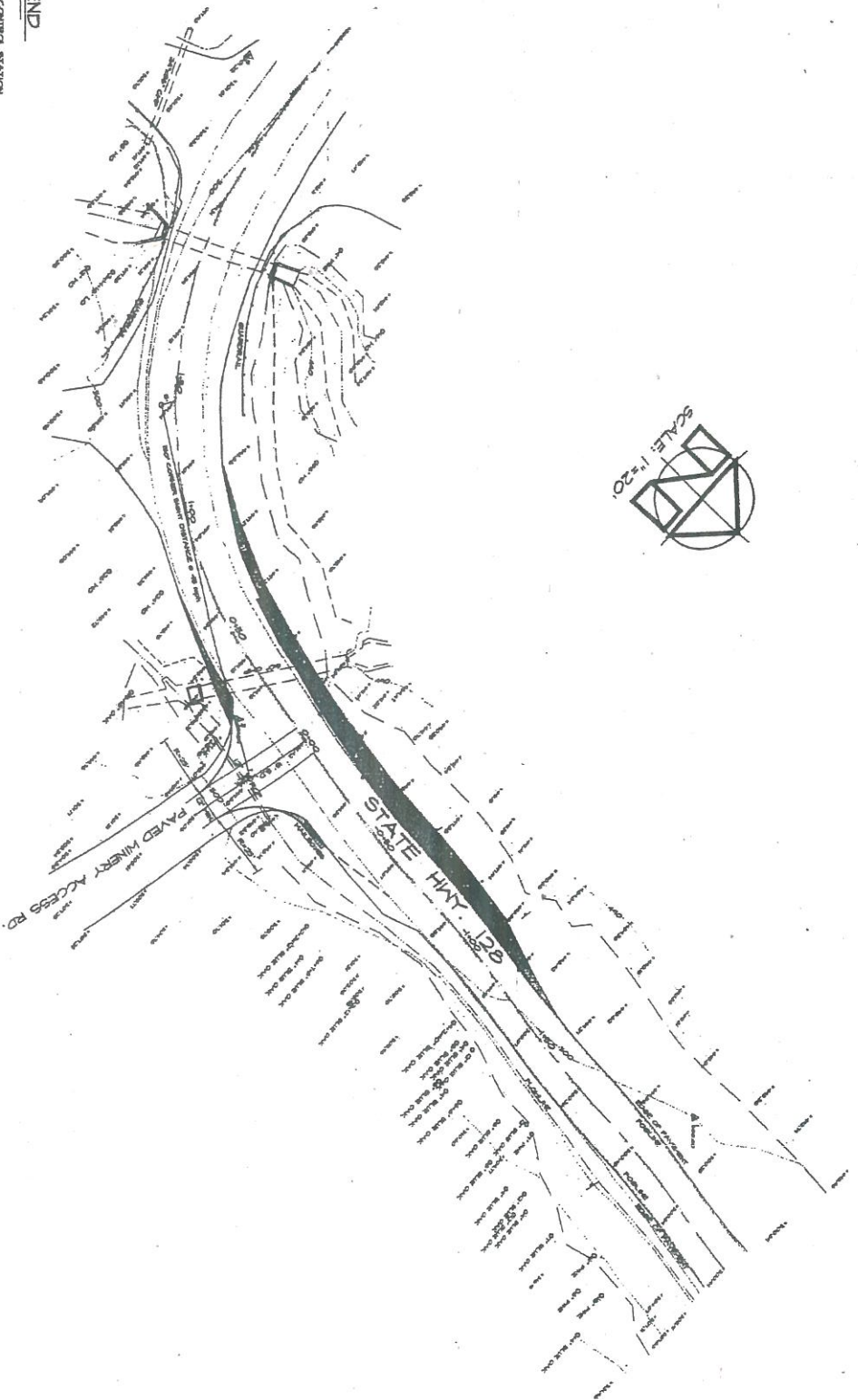
FRONT





OLIVE OIL FACILITY PROPOSED FOR
WINERY STORAGE, OFFICE & WAREHOUSE

HARRISON VINEYARDS



LEGEND

- 23 SURVEY CONTROL STATION
- FENCE
- TREE (AS NOTED)
- PROPERTY LINE
- HIGHWAY RIGHT-OF-WAY
- PROPOSED PAVED AREA

NOTES

1. ADDED DATA.
2. CONTOURS ARE SHOWN EVERY TWO FEET (20' HIGHLIGHTED EVERY TEN FEET (10')).

A 100'



PREPARED BY:
MICHAEL W. BROOKS & ASSOCIATES, INC.
Professional Land Surveyors
NAPA COUNTY, CALIFORNIA
A.P.N. 32-010-001
DATE: 04/01/2004
DRAWN: 04/01/2004
SHEET: 1 OF 1

DETAIL "A"

