CHRIS

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

November 9, 2007

RECEIVED
NOV 15 2007
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Chris Cahill
Napa County Conservation, Development & Planning Dept.
1195 Third Street, Room 210
Napa, CA 94559

Subject: V. Sattui Winery Use Permit Modification P05-0184-UPMOD
SCH#: 2007102046

Dear Chris Cahill:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on November 7, 2007, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2007102046
Project Title V. Sattui Winery Use Permit Modification P05-0184-UPMOD
Lead Agency Napa County

Type Neg Negative Declaration

Description Approval to modify Use Permits U-267475, U-408081, and 94360-UP, as well as Use Permit Modifications U-228586, U-118687, 92347-MOD, 95325-MOD and 96663-MOD.

Lead Agency Contact

Name Chris Cahill
Agency Napa County Conservation, Development & Planning Dept.
Phone 707-253-4847 **Fax**
email
Address 1195 Third Street, Room 210
City Napa **State** CA **Zip** 94559

Project Location

County Napa
City St. Helena
Region
Cross Streets State Hwy 29 and White Lane
Parcel No. 030-020-029 & 030-260-035
Township 7N **Range** 5W **Section** **Base**

Proximity to:

Highways 29
Airports
Railways Napa Valley Railroad
Waterways Napa River
Schools 3 HS, 1 ES, Robert Louis Stevenson School
Land Use Vineyards, Winery, Tourist-Oriented Winery Facilities including Deli.
Zoning Assessor's Parcel Number 030-020-029: CL (Commercial Limited).
Zoning Assessor's Parcel Number 030-260-0359: Split Zoned AW (Agriculture Watershed) & AP (Agriculture Preserve).
General Plan: AR (Agriculture Resource).

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Supply; Wildlife; Growth Inducing; Landuse; Cumulative Effects

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Reviewing Agencies Resources Agency; Department of Fish and Game, Region 3; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 4; Caltrans, Division of Transportation Planning; Air Resources Board, Transportation Projects; Integrated Waste Management Board; Regional Water Quality Control Board, Region 1; Native American Heritage Commission; Public Utilities Commission

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Date Received 10/09/2007 **Start of Review** 10/09/2007 **End of Review** 11/07/2007

Note: Blanks in data fields result from insufficient information provided by lead agency.

CHRIS C.

2007-0123

FILED

NOV 09 2007

JOHN TUTEUR
Napa County Recorder - County Clerk
By _____
DEPUTY RECORDER - CLERK

NOTICE OF DETERMINATION

NAPA COUNTY CONSERVATION DEVELOPMENT & PLANNING DEPT
1195 THIRD STREET; SUITE 210 NAPA CA 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: ☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

☒ Napa County Clerk
900 Coombs St
Napa, CA 94559

LEAD AGENCY: Napa County Conservation, Development & Planning Dept.

CONTACT PERSON: Chris Cahill, Planner **PHONE:** 707-253-4847

STATE CLEARING HOUSE NUMBER:

PROJECT TITLE: V. Sattui Winery Use Permit Modification P05-0184-UPMOD

PROJECT LOCATION: The project is located on a 1.6 acre parcel and an adjacent 21.7 acre parcel located at the southeast corner of the intersection of State Highway 29 and White Lane, approximately 1/3 mile south of the City of St Helena. APNs: 030-020-029 & 030-260-035. 1181 & 1111 White Lane, St. Helena, CA.

PROJECT LOCATION – CITY (NEAREST): ST. HELENA **PROJECT LOCATION - COUNTY:** Napa

PROJECT DESCRIPTION: Approval to modify Use Permits U-267475, U-408081, and 94360-UP, as well as Use Permit Modifications U-228586, U-118687, 92347-MOD, 95325-MOD, and 96663-MOD to allow the following as modified by adopted conditions of approval:

a. Installation of approximately 1,300 feet of new continuous center two-way left turn lane from Inglewood Avenue to Stice Lane on State Hwy 29;
b. Modifications to existing access to the property from State Highway 29 and construction of a new exit approximately 650 feet north of Stice Lane;
c. Modifications to existing internal circulation to create a one-way loop drive for automotive traffic;
d. Construction of 139 new overflow visitor parking spaces, 8 bus/limo spaces, and 50 employee spaces on APN 030-260-035;
e. Installation of approximately eight trees planted in landscaped islands in the proposed visitor overflow parking area;
f. Changes to the existing septic system including the addition of 1,090 linear feet of new leach line on APN 030-260-035;
g. Legalization of existing employee numbers totaling 47 full time employees and 24 part time employees;
h. Legalization of the winery office use of a 376 square foot trailer, a 480 square foot trailer, and an existing 3,345 square foot residence and attached garage on APN 030-260-035;
i. Legalization of the winery storage use of a 2,350 cubic foot storage container on APN 030-260-035;
j. Legalization of the approximately 1,800 square foot Cellar Club Tasting Room, located in the winery cellar and open to members for by-appointment tours and tastings between 11 a.m. and 6 p.m. daily;
k. Legalization of the approximately 600 square foot Vittorio Reserve Tasting Room, located at the winery's main level and open for by-appointment tasting of reserve wines between 11 a.m. and 6 p.m. daily;
l. Legalize peak visitation levels of 2,625 persons a day;
m. Legalize and/or expand existing marketing through approval of a marketing plan to allow the following:

I. Legalize three private tours and tastings per week with a maximum of 200 persons per event and tastings to occur in the deli/tasting room facility;
II. Legalize six annual club member events with a maximum attendance of 700 persons. Three events include outdoor amplified music within a tent;
III. Add four additional member events with a maximum attendance of 700 persons per event, with no outdoor amplified music, no outdoor entertainment, and events to end by midnight;
IV. Legalize 50 private dinners annually, with a maximum of 90 guests per event;
V. Add 50 additional private dinners annually with a maximum of 90 guests per event, with no outdoor amplified music and events to end by 11:00 p.m.;
VI. Legalize 135 private group picnics annually with a maximum of 48 guests per event; and
VII. Add 40 additional private group picnics annually with a maximum of 48 guests per event.

RECEIVED

DEC 13 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

COUNTY PERMIT (S): Use Permit Modification P05-0184-UPMOD

APPLICANT NAME: V. Sattui Winery
ADDRESS: 1111 White Lane, St. Helena, CA 94574 **PHONE:** (707).963.7774
REPRESENTATIVE: Tom Davies, President, V. Sattui Winery
ADDRESS: 1111 White Lane, St. Helena, CA 94574 **PHONE:** (707).963.7774

This is to advise that the Napa County Conservation, Development and Planning Commission as ☒Lead Agency ☐Responsible Agency has approved the above-described project on November 7, 2007 and made the following determinations:

1. The project ☐will ☒ will not have a significant effect on the environment.
2. ☐An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒were ☐were not made a condition of the approval of this project.
4. A statement of Overriding Considerations ☐was ☒was not adopted for this project.
5. Findings ☒were ☐were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:
Napa County Conservation, Development and Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

SIGNATURE: _____ DATE: 11.9.07 TITLE: Project Planner
Christopher M. Cahill

Date received for filing and posting at OPR:

CLERK

NAPA COUNTY OFFICE OF THE ASSESSOR - RECORDER -

RECORDER - COUNTY CLERK DIVISION

JOHN TUTEUR, RECORDER - COUNTY CLERK

2007-0123

COUNTY CLERK'S CERTIFICATE OF POSTING

As required by CEQA, Section 21152 (C) of the Public Resource Code, that I, J.Jorgensen, Deputy Recorder-County Clerk, certify that I posted the attached notice in the office of the Recorder-County Clerk at 900 Coombs Street, Room 116, Napa, California, for the following time period: 11/09/2007 through 12/10/2007. .

By:

J Jorgensen

Deputy Clerk Recorder

For: John Tuteur, Napa County
Assessor-Recorder-County Clerk

PO Box 298 - 900 Coombs Street - Room 116 - Napa, CA 94559-0298 (707) 253-4247 Fax: (707)

PROJECT REVISION STATEMENT
(ENVIRONMENTAL REVIEW)

V. Sattui Winery
Use Permit Modification P05-0184-MOD
1111 White Lane, St. Helena, CA 94574, APNs: 030-020-029 & 030-260-035

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

LAND USE PLANNING

1. Prior to the issuance of a building, grading, or any other County-issued permit associated with this approval, project proponents shall either remove the nonconforming office and storage trailers from the property or shall legalize their current location through receipt of a lot line adjustment from the Department of Public Works.

TRANSPORTATION/TRAFFIC

2. Should the applicant fail to secure approval for and construct the entirety of the proposed roadway, driveway, and parking improvements proposed here, it is foreseeable that the traffic impacts of this proposal would rise to levels of possibly unmitigatable environmental significance. Therefore, prior to the issuance of a building permit for the construction of the loading dock cover and/or the initiation of any new or additional marketing activities, the applicants shall secure final Caltrans approval for the entirety of the roadway improvements shown on submitted plans.

3. Prior to the issuance of a building permit for any of the proposed improvements and/or the initiation of any of the new or additional marketing activities, the applicant shall submit revised plans for the one way internal access road for the review and approval of all relevant County agencies. Submitted plans shall comply with Public Works and County Fire requirements for roadway width in the proposed parking lot.

4. None of the new or additional uses approved pursuant to this application may occur until all on-site driveway and parking improvements approved and/or required pursuant to this application have been completed. The applicant must file with Caltrans for an encroachment permit within 90 days of project approval and off-site Caltrans improvements must be installed within two years of project approval.

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
Tom C. Davies	Tom C. Davies	President

Form A

Notice of Completion & Environmental Document Transmittal

SCH #

Mail to: State Clearinghouse, P O Box 3044, Sacramento, CA 95812-3044-3044 916/445-0613

Project Title: **V. Sattui Winery Use Permit Modification P05-0184-UPMOD**
Lead Agency: **Napa County Conservation, Development & Planning Dept.** Contact Person: **Chris Cahill**
Mailing Address: **1195 Third Street, Suite 210** Phone: **(707) 253.4847**
City: **Napa** Zip: **94559** County: **Napa**

Project Location:
County: **Napa** City/Nearest Community: **St. Helena**
Cross Streets: **State Hwy 29 & White Ln** Zip: **94574** Total Acres: **23.3 (1.6 & 21.7 acre parcels)**
Assessor's Parcel No.: **030-020-029 & 030-260-035** Section: Twp.: **07N** Range: **05W**
Base: **8B**
Within 2 Miles: State Hwy. #: **29** Waterways: **Napa River**
Airports: Railways: **Napa Valley Railroad (Wine Train)** Schools: **St. Helena High School, Madrone High School, St. Helena Catholic School, St. Helena Elementary School, Robert Louis Stevenson School**

Document Type:
CEQA: ☐ NOP ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other: ☐ Early Cons ☒ Neg Dec ☐ Draft EIR
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:
☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:
☐ Residential: *Units* *Acres*
☐ Office: *Sq.ft.* *Acres* *Employees*
☐ Commercial: *Sq.ft.* *Acres* *Employees*
☐ Industrial: *Sq.ft.* *Acres* *Employees*
☐ Educational: *Sq.ft.* *Acres* *Employees*
☐ Recreational *Sq.ft.* *Acres* *Employees*
☐ Water Facilities: *Type* *MGD*
☒ Transportation: *Type* **Road & Driveway Improvement**
☐ Mining: *Mineral*
☐ Power: *Type* *Watts*
☐ Waste Treatment: *Type*
☐ Hazardous Waste: *Type*
☒ Other: **Winery Use Permit Modification**

Funding (approx.): Federal $ State $ Total $

Project Issues Discussed in Document:
☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☐ Coastal Zone ☒ Drainage/Absorption ☒ Economic/Jobs ☐ Fiscal
☒ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities ☒ Recreation/Parks
☒ Schools/Universities ☒ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation ☒ Vegetation
☐ Water Quality ☒ Water Supply/Groundwater ☐ Wetland/Riparian ☒ Wildlife ☒ Growth Inducing ☒ Landuse ☒ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:
Land Use: Vineyards, Winery, Tourist-Oriented Winery Facilities including Deli
Zoning Assessor's Parcel Number 030-020-029: CL (Commercial Limited)
Zoning Assessor's Parcel Number 030-260-0359: Split Zoned AW (Agricultural Watershed) & AP (Agricultural Preserve)
General Plan Designation: AR (Agricultural Resource)

Project Description:

Approval to modify Use Permits U-267475, U-408081, and 94360-UP, as well as Use Permit Modifications U-228586, U-118687, 92347-MOD, 95325-MOD, and 96663-MOD to allow the following:

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b. Modifications to existing access to the property from State Highway 29 and construction of a new exit approximately 650 feet north of Stice Lane;

c. Modifications to existing internal circulation to create a one-way loop drive for automotive traffic;

d. Construction of 139 new overflow visitor parking spaces, 8 bus/limo spaces, and 50 employee spaces on APN 030-260-035;

e. Installation of approximately eight trees planted in landscaped islands in the proposed visitor overflow parking area;

f. Changes to the existing septic system including the addition of 1,090 linear feet of new leach line on APN 030-260-035;

g. Legalization of existing employee numbers totaling 47 full time employees and 24 part time employees;

h. Legalization of the winery office use of a 376 square foot trailer, a 480 square foot trailer, and an existing 3,345 square foot residence and attached garage on APN 030-260-035;

i. Legalization of the winery storage use of a 2,350 cubic foot storage container on APN 030-260-035;

j. Legalization of the approximately 1,800 square foot Cellar Club Tasting Room, located in the winery cellar and open to members for by-appointment tours and tastings between 11 a.m. and 6 p.m. daily;

k. Legalization of the approximately 600 square foot Vittorio Reserve Tasting Room, located at the winery's main level and open for by-appointment tasting of reserve wines between 11 a.m. and 6 p.m. daily;

l. Legalize peak visitation levels of 2,625 persons a day;

m. Legalize and/or expand existing marketing through approval of a marketing plan to allow the following:

I. Legalize three private tours and tastings per week with a maximum of 200 persons per event and tastings to occur in the deli/tasting room facility;

II. Legalize six annual club member events with a maximum attendance of 700 persons. Three events include outdoor amplified music within a tent;

III. Add four additional member events with a maximum attendance of 700 persons per event, with no outdoor amplified music, no outdoor entertainment, and events to end by midnight;

IV. Legalize 50 private dinners annually, with a maximum of 90 guests per event;

V. Add 50 additional private dinners annually with a maximum of 90 guests per event, with no outdoor amplified music and events to end by 11:00 p.m.;

VI. Legalize 135 private group picnics annually with a maximum of 48 guests per event; and

VII. Add 40 additional private group picnics annually with a maximum of 48 guests per event.

Reviewing Agencies Checklist

Form A, Continued

KEY
S = Document sent by lead agency
X = Document sent by SCH
+ = Suggested distribution

Resources Agency
Boating & Waterways
Coastal Commission
Coastal Conservancy
Colorado River Board
Conservation
Fish & Game
Forestry & Fire Protection
Office of Historic Preservation
Parks & Recreation
Reclamation Board
S.F. Bay conservation & Development Commission
Water Resources (DWR)
Business, Transportation & Housing
Aeronautics
California Highway Patrol
X CALTRANS District # 4
Department of Transportation Planning (headquarters)
Housing & Community Development
Food & Agriculture
Health & Welfare
Health Services:
State & Consumer Services
General Services
OLA (Schools)

Environmental Protection Agency
Air Resources Board
California Waste Management Board
SWRCB: Clean Water Grants
SWRCB: Delta Unit
SWRCB: Water Quality
SWRCB: Water Rights
X Regional WQCB #2 (SF Bay)
Youth & Adult Corrections
Corrections
Independent Commissions & Offices
Energy Commission
Native American Heritage Commission
X Public Utilities Commission
Santa Monica Mountains Conservancy
State Lands Commission
Tahoe Regional Planning Agency

Other:

Public Review Period (to be filled in by lead agency)

Starting Date: **October 5, 2007**

Ending Date: **November 6, 2007**

Signature: _____

Date: OCTOBER 4, 2007

Lead Agency (Complete if Applicable):

Consulting Firm:

Address:

City/State/Zip:

Contact:

Phone ( )

Applicant: **Tom Davies, President, V. Sattui Winery**

Address: **1111 White Lane**

City/State/Zip: **St. Helena, CA 94574**

Phone **(707) 963.7774**

For SCH Use Only:

Date Received at SCH _____

Date Reviewed Starts _____

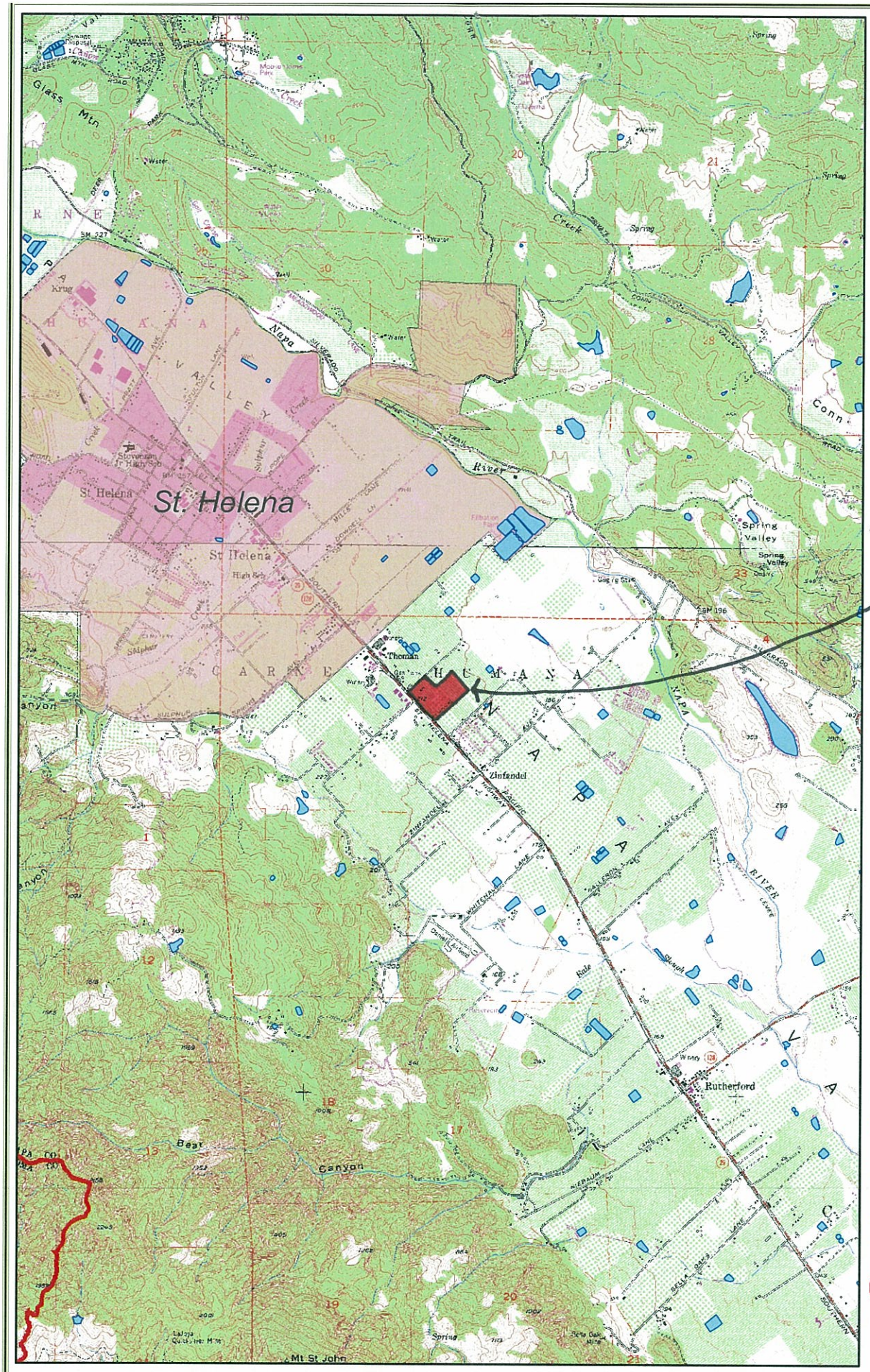
Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:

V. SATTUI WINERY
USE PERMIT MOD.
P05-0184-MOD



Legend

- Water Bodies
- American Canyon
- Calistoga
- County
- Napa
- St Helena
- Yountville
- County Boundary

County of Napa

Conservation, Development & Planning

Planning General

Horizontal Datum: NAD 83, CA State Plane Coordinates, Zone II, feet

Disclaimer: This map was prepared for informational purpose only. No liability is assumed for the accuracy of the data delineated hereon.

0 1,625 3,250 6,500 9,750 13,000 Feet

Created Date: 12/2002

Revised Date: 09/04/2007

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

Notice of Intent to Adopt a Subsequent Mitigated Negative Declaration

1. **Project Title**: V. Sattui Winery Use Permit Modification P05-0184-UPMOD

2. **Property Owner**: V. Sattui Winery, 1111 White Lane, St. Helena, CA 94574

3. **Contact person and phone number**: Christopher M. Cahill, Project Planner, (707) 253-4847, ccahill@co.napa.ca.us

4. **Project location and APN:** The project is located on a 1.6 acre parcel and an adjacent 21.7 acre parcel located at the southeast corner of the intersection of State Highway 29 and White Lane, approximately 1/3 mile south of the City of St. Helena. APNs: 030-020-029 & 030-260-035. 1181 & 1111 White Lane, St. Helena, CA.

5. **Project Sponsor's Name and Address**: Tom Davies, President, V. Sattui Winery, 1111 White Lane, St. Helena, CA 94574, info@vsattui.com

6. **Hazardous Waste Sites:** This project site is not on any of the lists of hazardous waste sites enumerated under Government Code §65962.5.

7. **Project Description**:

Use Permit Modification P05-0184
Approval to modify Use Permits U-267475, U-408081, and 94360-UP, as well as Use Permit Modifications U-228586, U-118687, 92347-MOD, 95325-MOD, and 96663-MOD to allow the following:

a. Installation of approximately 1,300 feet of new continuous center two-way left turn lane from Inglewood Avenue to Stice Lane on State Highway 29;
b. Modifications to existing access to the property from State Highway 29 and construction of a new exit approximately 650 feet north of Stice Lane;
c. Modifications to existing internal circulation to create a one-way loop drive for automotive traffic;
d. Construction of 139 new overflow visitor parking spaces, 8 bus/limo spaces, and 50 employee spaces on APN 030-260-035;
e. Installation of approximately eight trees planted in landscaped islands in the proposed visitor overflow parking area;
f. Construction of a 341 square foot cover over the existing loading dock at the rear of the winery facility;
g. Changes to the existing septic system including the addition of 1,090 linear feet of new leach line on APN 030-260-035;
h. Legalization of existing employee numbers totaling 47 full time employees and 24 part time employees;
i. Legalization of the winery office use of a 376 square foot trailer, a 480 square foot trailer, and an existing 3,345 square foot residence and attached garage on APN 030-260-035;
j. Legalization of the winery storage use of a 2,350 cubic foot storage container on APN 030-260-035;
k. Legalization of the approximately 1,800 square foot Cellar Club Tasting Room, located in the winery cellar and open to members for by-appointment tours and tastings between 10 a.m. and 6 p.m. daily;
l. Legalization of the approximately 600 square foot Vittorio Reserve Tasting Room, located at the winery's main level and open for by-appointment tasting of reserve wines between 11 a.m. and 6 p.m. daily;
m. Legalize peak daily visitation levels of 2,625 persons a day;
n. Legalize and/or expand existing marketing through approval of a marketing plan to allow the following:
    I. Legalize three private tours and tastings per week with a maximum of 200 persons per event and tastings to occur in the deli/tasting room facility;
    II. Legalize six annual club member events with a maximum attendance of 700 persons. Three events include outdoor amplified music within a tent;
    III. Add four additional member events with a maximum attendance of 700 persons per event, with no outdoor amplified music, no outdoor entertainment, and events to end by midnight;
    IV. Legalize 50 private dinners annually, with 25 to 250 guests per event;
    V. Add 50 additional private dinners annually with 25 to 250 guests per event, with no outdoor amplified music and events to end by 11:00 p.m.;
    VI. Legalize 135 private group picnics annually with 25 to 200 guests per event; and
    VII. Add 40 additional private group picnics annually with 25 to 200 guests per event.

NOTE TO REVIEWERS: This document is also reviewing future ministerial actions under §15022 & §15268, State CEQA Guidelines, as foreseeable projects which include interior renovations to the existing residence and work associated with the construction and landscaping of the proposed employee and visitor overflow parking areas. Building permit application(s) for work associated with this project have not been submitted to date.

PRELIMINARY DETERMINATION:

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 as mitigated herein and the County intends to adopt a **subsequent mitigated negative declaration**. Documentation supporting this determination is contained in the attached Initial Study Checklist and is available for inspection at the Napa County Conservation, Development and Planning Department Office, 1195 Third St., Suite 210, Napa, California 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (except holidays).

October 4, 2007
DATE:

BY: Christopher M. Cahill

WRITTEN COMMENT PERIOD: October 5, 2007 through November 6, 2007

Please send written comments to the attention of Chris Cahill at 1195 Third St., Suite 210, Napa, California 94559, or via e-mail to ccahill@co.napa.ca.us. A public hearing on this project is tentatively scheduled for the Napa County Conservation, Development and Planning Commission at 9:00 AM or later on Wednesday, November 7, 2007. You may confirm the date and time of this hearing by calling (707) 253-4417.

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

Initial Study Checklist
(reference CEQA, Appendix G)

1. **Project Title**: V. Sattui Winery Use Permit Modification P05-0184-UPMOD

2. **Property Owner**: V. Sattui Winery, 1111 White Lane, St. Helena, CA 94574

3. **Contact person and phone number**: Christopher M. Cahill, Project Planner, (707) 253-4417, ccahill@co.napa.ca.us

4. **Project location and APN:** The project is located on a 1.6 acre parcel and an adjacent 21.7 acre parcel located at the southeast corner of the intersection of State Highway 29 and White Lane, approximately 1/3 mile south of the City of St Helena. APNs: 030-020-029 & 030-260-035. 1181 & 1111 White Lane, St. Helena, CA.

5. **Project Sponsor's Name and Address**: Tom Davies, President, V. Sattui Winery, 1111 White Lane, St. Helena, CA 94574, info@vsattui.com

6. **General Plan description**: Agricultural Resource (AR)

7. **Zoning**: APN 030-020-029 is zoned CL (Commercial Limited) and APN 030-260-035 is split-zoned AP (Agricultural Preserve) and AW (Agricultural Watershed).

8. **Project Description**:

Use Permit Modification P05-0184
Approval to modify Use Permits U-267475, U-408081, and 94360-UP, as well as Use Permit Modifications U-228586, U-118687, 92347-MOD, 95325-MOD, and 96663-MOD to allow the following:

a. Installation of approximately 1,300 feet of new continuous center two-way left turn lane from Inglewood Avenue to Stice Lane on State Highway 29;
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g. Changes to the existing septic system including the addition of 1,090 linear feet of new leach line on APN 030-260-035;
h. Legalization of existing employee numbers totaling 47 full time employees and 24 part time employees;
i. Legalization of the winery office use of a 376 square foot trailer, a 480 square foot trailer, and an existing 3,345 square foot residence and attached garage on APN 030-260-035;
j. Legalization of the winery storage use of a 2,350 cubic foot storage container on APN 030-260-035;
k. Legalization of the approximately 1,800 square foot Cellar Club Tasting Room, located in the winery cellar and open to members for by-appointment tours and tastings between 10 a.m. and 6 p.m. daily;
l. Legalization of the approximately 600 square foot Vittorio Reserve Tasting Room, located at the winery's main level and open for by-appointment tasting of reserve wines between 11 a.m. and 6 p.m. daily;
m. Legalize peak visitation daily levels of 2,625 persons a day;
n. Legalize and/or expand existing marketing through approval of a marketing plan to allow the following:
    I. Legalize three private tours and tastings per week with a maximum of 200 persons per event and tastings to occur in the deli/tasting room facility;
    II. Legalize six annual club member events with a maximum attendance of 700 persons. Three events include outdoor amplified music within a tent;
    III. Add four additional member events with a maximum attendance of 700 persons per event, with no outdoor amplified music, no outdoor entertainment, and events to end by midnight;
    IV. Legalize 50 private dinners annually, with 25 to 250 guests per event;

V. Add 50 additional private dinners annually with 25 to 250 guests per event, with no outdoor amplified music and events to end by 11:00 p.m.;
VI. Legalize 135 private group picnics annually with 25 to 200 guests per event; and
VII. Add 40 additional private group picnics annually with 25 to 200 guests per event.

9. **Environmental setting and surrounding land uses**:

The project is located on two adjoining parcels under the same ownership which are located on the valley floor at the southeast corner of the intersection of State Highway 29 and White Lane, approximately 1/3 mile south of the City of St Helena. Based on Napa County environmental resource mapping and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the subject properties' soil classification is Pleasanton Loam with 0-2 percent slopes. The Pleasanton soil series is characterized by well drained soils on alluvial fans with moderately slow permeability, slow runoff, and little erosion hazard. Native vegetation types in the project vicinity would have included annual grasses and scattered oaks, however, the subject properties have been farmed intensively for many decades with the current viticultural use having replaced earlier tree crops some time in the latter half of the last century.

Existing land uses on the subject parcels include a commercial deli and cheese shop, gift shop, open-to-the-public winery tasting room, parking areas, and picnic facilities on the CL zoned APN 030-020-029 parcel and a winery producing at 96,000 gallon per year, offices, a barrel storage warehouse, parking areas, and extensive vineyards on the AW/AP zoned APN 030-260-035 parcel. The parcel zoned AW/AP is additionally subject to a Williamson Act agricultural contract which was originally entered into in 1990 and most recently amended in 1996, following a lot line adjustment which joined the AW and AP zoned portions of the APN 030-260-035 parcel together.

Land uses in the vicinity are quite mixed with commercial development including the Dean and DeLuca Center, a gas station, and Inglewood Village located directly across Highway 29 from the subject parcels. There are also pockets of residential development on lots ranging in size from roughly ¼ acre to an acre or more, extensive vineyard development, and a number of wineries scattered throughout the area. The Napa Valley Wine Train tracks abut the Sattui property along the entirety of its southwestern flank and State Highway 29, a major local and sub-regional transportation route, runs parallel to and just to the west of the rail road tracks.

10. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).
ABC/TTB
California Department of Transportation
California Public Utilities Commission

Responsible (R) and Trustee (T) Agencies
California Department of Transportation (R)
California Public Utilities Commission (R)

Other Agencies Contacted
City of St Helena

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a SUBSEQUENT NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A SUBSEQUENT MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

October 4, 2007

Date

Christopher M. Cahill, Project Planner

Napa County Conservation, Development and Planning Department

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

Discussion:

a.-b. The construction associated with this project will be limited to a widening of State Highway 29 within its existing right-of-way and the addition of new parking spaces and drive widening at the interior of the Sattui property. New structures will be limited to a covering over the existing loading dock. The project is not located near any identified scenic resources, nor will it result in any damage to scenic resources including ridgelines, trees, rock outcroppings, or historic buildings.

c. While it is possible that cars parked in the proposed new visitor overflow, employee, and bus/limo parking spaces will be visible from off-site, they will be substantially screened by the existing vineyard, olive trees planted along the vineyard lane, and proposed additional tree planting in the visitor overflow parking area. Impacts to the existing visual character or quality of the site and its surroundings are expected to be less than significant.

d. No new exterior lighting is proposed in this application.

Mitigation Measures: None are required.

	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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Discussion:

a– c. The proposed project is located on two parcels totaling approximately 23.3 acres. The smaller 1.6 acre parcel (APN 030-020-029) is zoned Commercial Limited (CL) and is improved with a structure housing a deli, cheese shop, and winery tasting room, a septic system with several leach fields, parking lots, and landscaped areas which are used for visitor picnicking. The larger parcel (APN 030-260-035) is approximately 21.6 acres and is split-zoned, including a smaller Agricultural Watershed (AW) section along White Lane and a larger Agricultural Preserve (AP) section to the south. The larger parcel includes a multi-level winery building, a separate barrel and case-goods storage warehouse, a converted house and two trailers used for offices, visitor and employee parking areas, leach fields that serve both

the winery and the CL-zoned parcel, and a substantial acreage of producing vineyards. Submitted plans indicate that approximately 81 vines will have to be removed in order to construct the proposed visitor overflow parking spaces along the existing vineyard lane.

The APN 030-260-035 parcel is currently subject to Williamson Act contract № 592/90A as amended on May 28, 1996. The contract's limitations reflect the property's base agricultural zoning and, should the proposed use permit modification be found to comply with the allowed uses under its split AW/AP zoning, it will likewise comply with the contract.

Napa County has long recognized that wineries (and their related and compatible accessory uses) are a central component of the area's agricultural economy in that they directly support viticulture. There is also a long history of treating the multi-parcel, multi-zoned, V. Sattui property as an integrated operation for purposes of applying zoning and other regulations. The winery's open-to-the-public tasting room is located on the CL-zoned parcel, while wine production and winery accessory office and storage facilities are located on the AW/AP zoned parcel. Since its inception, the V. Sattui Winery has used a direct-to-consumer sales model, with a substantial proportion of the winery's production being sold out of the CL zoned deli/wine tasting facility. While V. Sattui Winery also sells cheese, deli foods, and gift items, those sales have been treated as incidental and clearly secondary to the pre-Winery Definition Ordinance winery use since its inception in the mid-1970s. To wit, condition of approval № 1 of V. Sattui's original 1975 use permit approval refers to the approved use as a, "tourist oriented winery with related cheese, gift, and picnic facilities." While the applicant's business has grown substantially since 1975, it remains the same "tourist oriented winery with related cheese, gift, and picnic facilities" use that it was in the 1970s. The visitor parking and other development proposed in this application is accessory and subordinate to the main winery use and the winery use is inherently agricultural.

Given the WDO's stringent limitations on what constitutes a winery and winery-accessory uses, it would be impossible for any post-WDO winery to establish cheese sales, a deli, or other retail food service as a legal accessory use. Furthermore, any use that might ultimately result in the conversion of farmland to a non-agricultural use would require a Measure J vote. Of the pre-WDO wineries, planning staff is aware of only one other facility (Domaine Chandon) in which an existing winery has a retail food service or restaurant accessory to the primary winery use. As a result, the V. Sattui Winery is very much a special case and it seems highly unlikely that approving this application would create a precedent that would result in a rush to convert AP or AW zoned farmland to non-agricultural uses.

Mitigation Measures: None are required.

		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?	☐	☐	☒	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion:

a. The proposed project would not conflict with or obstruct the implementation of any applicable air quality plans. Small commercial operations and wineries are not producers of air pollution in volumes substantial enough to result in a conflict with or obstruction of any air quality plan. The project site lies at the center of the Napa Valley, which forms one of the climatologically distinct sub regions (Napa County Sub region) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the Valley create a relatively high potential for air pollution. Over the long term, emission sources for the proposed project would consist primarily of mobile sources including deliveries and vehicles visiting the site. The Bay Area Air Quality Management Plan states that projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and do not require further study (BAAQMD CEQA Guidelines, p. 24). With a maximum daily visitor count of 2,625 and an assumed 2.6 visitors per car, existing and proposed trip generation during business hours

would be 1,010 trips. However, a number of after-hours events are additionally proposed in this application. Utilizing a worst case scenario in which a 700 person special event occurs on the same day as a 250 person wedding, an additional 365 trips would be added after peak hours. The resulting total of 1,375 trips remains well below the established threshold of significance.

b. See (a) above. There are no projected or existing air quality violations in this area that this proposal would contribute to. The project would not result in any violations of applicable air quality standards.

c. See (a) above. The proposed project would not result in a cumulatively considerable net increase in any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. Standard conditions of approval require the application of dust palliatives during construction activities as a basic control measure to reduce dust.

d. Emissions and dust associated with demolition and construction would be both minor and temporary, having a less than significant impact on nearby receptors. Standard conditions of approval regarding dust suppression serve to limit any potential for impacts to a less than significant level.

e. Earthmoving and construction activities required for project construction may cause a minimal temporary degradation in air quality from dust and heavy equipment air emissions during the construction phase. While construction on the site will generate dust particulates in the short-run, the impact would be less than significant with dust control measures as specified in standard conditions of approval.

Mitigation Measure(s): None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. **BIOLOGICAL RESOURCES.** Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

a. Napa County Environmental Resource Maps (red-legged frog, vernal pools, vegetation, and plant surveys/CNPS layers) do not identify any habitat that would support candidate, sensitive or special status species; nor do they indicate the presence of candidate, sensitive or special status species on the project site. Driveway and parking development will occur in a vineyard area which has a long history of active agricultural use.

b. Napa County Environmental Resource Maps (red-legged frog, vernal pools, vegetation, and plant surveys/CNPS layers) identify no habitat that would indicate that riparian or other sensitive communities exist within the project area. Driveway and parking development will occur in a vineyard area which has a long history of active agricultural use

c. Based on Napa County Environmental Resource Maps (vegetation layer), there are no known federally protected wetlands on the project site.

d. Based on Napa County Environmental Resource Maps (red-legged frog, vernal pools, vegetation, and plant surveys/CNPS layers), the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species, their corridors, or their nursery sites. The development is not in the proximity of any quality habitat, nursery sites, or corridors. Driveway and parking development will occur in a vineyard area which has a long history of active agricultural use

e. The proposed project is not subject to any local policies or ordinances protecting biological resources, including tree preservation policies or ordinances.

f. There are no Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans applicable to the subject project site.

Mitigation Measure(s): None are required.

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

Discussion:

a. No historic resources are known to be located on or in the direct vicinity of the project site. As a result, neither this project nor any foreseeable resulting project will cause a substantial adverse change in the significance of a historic resource.

b. According to Napa County Environmental Resource Maps (archaeology surveys, archeology sites, archeologically sensitive areas, and archeology flags layers) a small portion of the APN 030-260-035 parcel is located within a mapped archeologically sensitive area. The area in question is currently planted to vineyards and is located some distance from the proposed project area. No impact to the mapped sensitivity area is foreseeable. As improvements on the applicant's properties are to be limited to the creation of parking areas, soil disturbance even on the non-sensitive portions of the property will be minimal. Submitted Caltrans comments (Letter from Timothy C. Sable, District Branch Chief, dated September 13, 2006) recommend standard conditions relating to possible inadvertent archeological or burial discoveries and those conditions will be incorporated into any eventual approval. Adoption of these standard conditions of approval related to archeological resources will ensure that any environmental impacts will be less than significant.

c. No unique paleontological or geological features are known to be located on or in the direct vicinity of the project site. As a result, neither this project nor any foreseeable resulting project will cause a substantial adverse change in the significance of a paleontological or geological resource.

d. No formal cemeteries are known to exist within the project area. Standard conditions of approval related to the inadvertent discovery of human remains will ensure that any environmental impacts to burial sites will be less than significant.

Mitigation Measure(s): None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. **GEOLOGY AND SOILS.** Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

ai. There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed facility would result in a less than significant impact with regards to rupturing a known fault.

aii. All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the facility must comply with all the latest building standards and codes at the time of construction, including the California Building Code, which would reduce any potential impacts to a less than significant level.

aiii. No subsurface conditions have been identified on the project site that indicate a susceptibility to seismic-related ground failure or liquefaction.

aiv. Napa County Environmental Resource Maps (landslides line, landslide polygon, and geology layers) do not indicate the presence of landslides or slope instability on the property.

b. Based upon the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service) the soils in the development area are Pleasanton Loam with 0-2 percent slopes. The Pleasanton soil series is characterized by well drained soils on alluvial fans with moderately slow permeability, slow runoff, and little erosion hazard. The proposed project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance, which addresses sediment and erosion control measures and dust control, as applicable, to ensure that development does not impact adjoining properties, drainages, and roadways.

c/d. Late Pleistocene-Holocene fan deposits underlie the surficial soils in the project area. Based on Napa County Environmental Sensitivity Maps (liquefaction layer) the project site has a low susceptibility to liquefaction. Development associated with this project will be limited to road and parking improvements and the construction of a cover over the existing loading dock.

e. The Napa County Department of Environmental Management has reviewed this application and recommends approval based on the submitted wastewater feasibility report, submitted septic improvement plans, and the comments of the Regional Water Quality Control Board. Soils on the property have been determined to be adequate to support the proposed septic system.

Mitigation Measure(s): None are required.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Discussion:

a.-b. A Hazardous Materials Management Plan is currently on file with the Napa County Department of Environmental Management for the existing deli and winery; the plan provides information on the types and amounts of hazardous materials stored on the project site. An updated plan has been submitted with the project application materials. The proposed project would not result in the release of hazardous materials into the environment.

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

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

e-f. The project site is not located within two miles of any airport, be it public or private.

g. The plan has been designed to comply with emergency access and response requirements. The project will not have a negative impact on emergency response planning.

h. The project would not increase exposure of people and/or structures to a significant loss, injury, or death involving wildland fires.

Mitigation Measures: None are required.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
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?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion:

a. The proposed project will not violate any known water quality standards or waste discharge requirements. The applicant is required to obtain all necessary permits from the San Francisco Regional Water Quality Board and the Department of Public Works, including a Stormwater Pollution Management Permit. The permit will provide for adequate on site containment of runoff during storm events through placement of siltation measures around the development area.

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

Based on the submitted phase one water availability analysis, the 23.3 acre subject parcels have a combined water availability calculation of 23.3 acre feet per year (af/yr). Existing water usage on the parcels is approximately 18.68 af/yr, including 0.75 af/yr for residential uses, 4.06 af/yr for winery production, 11.25 af/yr for established vineyards, 2.43 af/yr for visitors, and 0.19 af/yr for employees. The proposed increase in visitor numbers will require approximately 0.06 af/yr of additional water. As a result, annual water demand for this parcel is proposed to increase to 18.74 af/yr. Based on these figures, the project would be below the established threshold for groundwater use on the parcels and will not result in a substantial depletion of groundwater supplies. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

c-e. There are no existing or planned stormwater systems that would be affected by this project. If the development area disturbs more than one acre of land, the project will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction activities. The area surrounding the project is pervious ground that is planted to vineyards and has the capacity to absorb runoff.

f. There is nothing included in this proposal that would otherwise substantially degrade water quality. The Department of Environmental Management has reviewed the process and sanitary wastewater proposal and has found them to be adequate to meet the facilities' wastewater needs. The Department of Public Works has reviewed the estimated water usage of the current proposal, and found that there is adequate water to serve the proposed project. No information has been encountered that would indicate a substantial impact to water quality.

g. - i. According to Napa County Environmental Resource Maps (floodplain and dam levee Inundation layers) the project site is not located within any mapped floodplain, floodway, or damn levee inundation area. As a result, it will not 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.

j. The site's location on flat relatively stable soils at the center of the Napa Valley makes it extremely unlikely that this project could ever expose people or structures to a significant risk of inundation from tsunami, seiche, or mudflow.

Mitigation Measures: None are required.

	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?	☐	☐	☐	☒
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?	☐	☒	☐	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion:

a. The proposed project is located in an area of mixed agricultural, commercial, and residential land uses. It would not divide an established community.

b. As discussed at some length in the agricultural resources section, above, the V. Sattui Winery is an integrated winery/deli/cheese shop operation which exists on two adjoining parcels which are subject to three separate zoning classifications. The smaller 1.6 acre parcel (APN 030-020-029) is zoned Commercial Limited (CL) and is improved with a structure housing a deli, cheese shop, and winery tasting room, a septic system with several leach fields, parking lots, and landscaped areas which are used for visitor picnicking. The larger parcel (APN 030-260-035) is approximately 21.7 acres and is split-zoned including a smaller Agricultural Watershed (AW) section along White Lane and a larger Agricultural Preserve (AP) section to the south. The 21.7 acre parcel includes a multi-level winery building, a separate barrel and case-goods storage warehouse, a converted house and two trailers used for offices, visitor and employee parking areas, leach fields that serve both the winery and the CL-zoned parcel, and a substantial acreage of producing vineyards. The land use designation in the Napa County General Plan for both parcels is AR (Agricultural Resource), which allows both winery related uses (see Land Use Policy 3.11 "Processing of Agricultural Products") and existing commercial uses (see Land Use Policy 5.4(b) "Commercial Areas").

While Land Use Policy 5.4 limits the expansion of existing commercial facilities beyond the boundaries of commercially zoned parcels or portions thereof, V. Sattui Winery's integrated "tourist oriented winery with related cheese, gift, and picnic facilities" use has long been recognized as a winery with a related, incidental, accessory retail food component and open-to-the-public wine tasting and wine sales on an adjacent commercially zoned parcel. The increased marketing events and additional parking and driveway improvements proposed on the AW/AP zoned parcel are accessory to the primary winery in that they support and are subordinate to wine production (which occurs on the AW zoned portion of the property) and wine marketing including tasting and retail sales (which occur primarily on the CL zoned parcel). While V. Sattui Winery also incorporates some grandfathered commercial uses such as retail cheese sales, the County has a history both of treating those uses as incidental to the primary wine production and marketing use and allowing parking and driveways which are

accessory to both the winery and commercial portions of the use to be located on the agriculturally zoned parcel. Because V. Sattui Winery is an integrated operation which is primarily a wine production use, the development of new parking and driveway facilities on the AW/AP zoned parcel is consistent with both the Napa County General Plan and the Zoning Code.

As noted at items "i." and "j." of the above project description, the applicant is requesting County recognition of the winery-related office use of two trailers and the winery-related storage use of a storage container which are located in the side yard setback of the larger parcel. The applicant has not submitted a variance application and instead plans to complete a lot line adjustment with the neighboring property, owned by V. Sattui Winery, which will locate the trailers outside of required setbacks. A mitigation measure has been incorporated requiring that the lot line adjustment be completed prior to the issuance of a permit for this project. Alternately, the trailers could be removed from the property altogether.

c. There are no habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measures:

1. Prior to the issuance of a building, grading, or any other County-issued permit associated with this approval, project proponents shall either remove the nonconforming office and storage trailers from the property or shall legalize their current location through receipt of a lot line adjustment from the Department of Public Works.

Method of Mitigation Monitoring:

Mitigation measure 1 requires legalization or removal of the office trailers prior to the issuance of any required development permits.

	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

a-b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on, or in the vicinity of, the project site. Additionally, the development associated with this application will be limited to road, driveway, and parking improvements and the covering of an existing loading dock, none of which would permanently compromise the availability of mineral resources were they ever to be discovered on the site.

Mitigation Measures: None are required.

	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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

a-d. The proposed project will result in a temporary increase in noise levels during the construction of the project. Construction activities will be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. The proposed project would not result in long-term significant permanent construction noise impacts. Construction activities would generally occur during the period of 7 a.m. to 7 p.m. on weekdays, normal waking hours. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (County Code Chapter 8.16).

Noise from existing deli and winery operations is generally limited. Given the improvements in traffic flow which are the predicted outcome of the proposed road and driveway alterations, this application should result in a net long-term decrease in the noise associated with the comings and goings of visitors and employees during peak travel times. The applicant does, however, propose approval of evening and other non peak time events which could create additional off-site noise impacts. There are a number of residential properties located very near the subject property, with some as close as 200 feet from outdoor event areas. Given this close proximity to residential development, there is a potential for outdoor events to create short-term noise levels beyond those allowed by the Napa County Exterior Noise Ordinance.

The Napa County Exterior Noise Ordinance, which was adopted in 1984, sets the maximum permissible received sound level for a rural residence as 45 db between the hours of 10 p.m. and 7 a.m. The 45 db threshold is quite low, roughly equivalent to a quiet conversation, and outdoor amplified music, even played at a very low level, would almost certainly exceed 45 db when heard from nearby residential properties. Because the applicant indicates that they have been holding six annual club member events with a maximum attendance of 700 persons and outdoor amplified music ending after midnight for years, there is no change proposed to that baseline condition. Similarly, 50 annual private dinners are indicated as existing. ***New*** evening events proposed in this application include four additional club member events ending at midnight with a maximum attendance of 700 persons per event, no outdoor amplified music, and no outdoor entertainment. Fifty new private dinners, ending by 11:00 p.m. with no outdoor amplified music, are also proposed annually. As the new events do not incorporate outdoor amplified music, noise impacts should be limited to the comings and goings of attendees and after-event clean up. Continuing enforcement of Napa County's Exterior Noise Ordinance by the Department of Environmental Management and the Napa County Sheriff should ensure that after-peak-hour events do not create a significant noise impact.

e-f. The project site is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private airstrip.

Mitigation Measures: None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. **POPULATION AND HOUSING.** Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

a. No new homes or new roads are proposed as part of this project. The applicant is requesting legalization of current employee counts of 47 full time employees and 24 part time employees, figures which represent increases of 26 full time employees and 13 part time employees over the numbers identified in the applicant's current use permit. Submitted application materials indicate that V. Sattui has been operating at the 47 full time and 24 part time employee levels for a number of years. The Association of Bay Area Governments' *Projections 2003* figures indicate that the total population of Napa County is projected to increase by 23% by the year 2030 (*Napa County Baseline Data Report,* November 30, 2005). Additionally, the County's *Baseline Data Report* indicates that total housing units currently programmed in county and municipal housing elements exceed ABAG growth projections by some 15%. The 26 additional full time and 13 part time positions which are part of this project will, or more precisely already have, almost certainly led to some population growth in Napa County. However, relative to the county's projected low to moderate growth rate and overall adequate programmed housing supply, that population growth does not rise to a level of environmental significance.

b. One existing housing unit, which has been used at least partially for winery offices since the current winery production facility was first constructed, is proposed to be formally recognized as a winery office facility in this application. While the proposal would therefore result in the loss of one potential housing unit, in practice, given the location of the residence to the rear of the existing winery, directly across from an active loading dock, and surrounded by an existing and extremely busy parking lot, the residential value of the structure was long ago diminished to near nonexistence. This application will not displace substantial numbers of existing housing units and will not necessitate the construction of replacement housing elsewhere.

c. The development associated with this application will be limited to road, driveway, and parking improvements and the construction of a cover over an existing loading dock. No structures are to be demolished and no people will be displaced.

Mitigation Measures: None are required.

	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?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Discussion:

a. The proposed project will have a less than significant impact on public services. Public services are currently provided to the site and as the V. Sattui facility is already in full operation, no additional demand will be placed on existing services. Fire protection measures are required as part of the development and there will be no foreseeable impact to emergency response times as the property has good public road access and the proposed roadway and internal drive modifications will improve the existing level of service on both State Highway 29 and White Lane. School impact mitigation fees will be levied pursuant to any building permit application. School impact fees assist local school districts with capacity building measures. The proposed project will have little impact on public parks. County revenue resulting from any building permit fees, property tax increases, and taxes from the sale of wine will help meet the costs of providing public services to the property.

Mitigation Measures: None are required.

XIV. **RECREATION.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

a-b. The proposed project would not significantly increase the use of existing recreational facilities, nor does the project include recreational facilities that would have a significant adverse effect on the environment.

Mitigation Measures: None are required.

XV. **TRANSPORTATION/TRAFFIC.** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	☐	☒	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
e) Result in inadequate emergency access?	☐	☒	☐	☐
f) Result in inadequate parking capacity?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Discussion:

a. The site is located on State Highway 29, approximately 1/3 mile south of the City of St. Helena. State Highway 29 is the major north-south route through the Napa Valley and has two travel lanes with paved shoulders and an existing two-way left turn lane which runs from White Lane roughly 500 feet to the south along the subject property's frontage. The applicant has submitted a traffic study (*V. Sattui Traffic Study; w-trans, June 9, 2006)* which analyzes existing and proposed traffic conditions and provides the basis for this analysis.

Peak hours at the intersection of State Highway 29 and White Lane have been determined to be 4:15 p.m. to 5:15 p.m. on weekdays and 2:15 p.m. to 3:15 p.m. on weekends. During the weekday peak, a traffic volume of 2,159 vehicles moves through the intersection of State Highway 29 and White Lane and the overall level of service is rated "A". Traffic turning out of White Lane and onto the highway is, however, more impacted, with levels of service at "F" for southbound turns and "C" for northbound turns. During the weekend peak, 2,296 vehicles move through the intersection at an overall level of service of "C"; weekend southbound traffic out of White Lane is rated "F" and northbound traffic is rated "C."

This application includes major alterations to the traffic flow both on the V. Sattui property and on neighboring roadways. Approximately 1,300 feet of new continuous center two-way left turn lane is proposed from Stice Lane to Inglewood Avenue on State Hwy 29, the existing entry onto the subject property adjacent to White Lane is proposed to be widened, a new one-way loop drive is proposed to connect the existing parking lot to a secondary exit at the southern end of the property, and a new exit onto State Highway 29 is proposed some 650 feet north of Stice Lane. Under these revised conditions, the level of service at the intersection of State Highway 29 and White Lane will remain an "F" for southbound turns out of White Lane on both weekdays and weekends, but average wait times will be reduced from 211 seconds to 79 seconds on weekdays and from 534 seconds to 88 seconds on weekends. Traffic turning northbound onto Highway 29 from White Lane will also see decreased wait times. Vehicles attempting to turn southbound on to Highway 29 from the new exit will have a peak hour level of service of "C" on weekdays and "D" on weekends while northbound traffic will be at a "C" level during both weekday and weekend peak hours. For each turning motion at each peak hour period, vehicles using the proposed exit will see decreased average delays when compared to the existing condition at White Lane.

Caltrans has determined that any increase in average delay times for intersections which are currently at or below a "D" level of service represents a significant environmental impact. While the submitted traffic study indicates that there will be no increase in average delay times at peak hour periods, that finding is premised on the assumption that peak hour visitation to the V. Sattui facility will not increase as a result of this project. Existing (and therefore baseline) visitation numbers have been established through the use of historic wine tasting glass counts, with a multiplier of 1.4 used to account for visitors to the facility who don't taste wine. The resulting number, 2,625 daily regular business hours visitors, is proposed to remain constant.

b. The submitted traffic study assesses a number of cumulative impact scenarios associated with this project. The first analyzes new off-peak traffic generated by V. Sattui's evening events (which are not proposed to be subject to the 2,625 daily visitors limitation) in combination with a possible three additional 150-person winery-related special events occurring in and around St. Helena at the same time. This scenario is designed to represent a particularly busy peak visitor season weekend in which a number of other wineries in the St. Helena area schedule events which overlap with a large special event at V. Sattui Winery. Under this possible cumulative impact scenario, levels of service would either remain at or above the "C" level or, if currently rated "D" or worse, the average delay would be decreased by the proposed roadway improvements.

A second cumulative impact scenario compares existing conditions to conditions assuming completion of this project and a number of additional developments occurring or proposed to occur in the area. Projects considered as part of this cumulative impacts analysis include new tasting room/ retail uses at the Dean and Deluca Center, build-out at Inglewood Village, and alterations to the Hall Winery. As above, under this scenario, levels of service during the weekday and weekend peak hours would either remain at or below the "C" level or, if currently rated "D" or worse, delays would be decreased by the applicant's proposed roadway improvements.

Under each considered cumulative impact scenario, levels of service at the intersection of White Lane and Highway 29 and at the proposed new winery exit on the AW/AP zoned parcel will either remain at or below the "C" level or, if currently rated "D" or worse, existing delays would be decreased. As such, the cumulative impacts of this project will be less than significant provided that all project roadway

improvements are completed as proposed and in a timely fashion. Mitigation measures requiring the completion of proposed roadway improvements are incorporated below.

c. This proposed project would not result in any change to air traffic patterns.

d-f. The proposed one-way access road is to be approximately 12 feet wide with angled parking on both sides. The Napa County Fire Department and Department of Public Works require a 20 foot road to serve both exiting traffic and accommodate emergency vehicles if necessary. Therefore, the access improvements as proposed do not comply with required regulations. A mitigation measure requiring that the access road comply with all requirements of the *Napa County Road and Street Standards* has been incorporated, which will reduce impacts to a less than significant level.

. Existing formal parking areas, which include 116 visitor and 18 employee parking spaces, are not adequate for current peak visitation levels. Busses, limousines and private vehicles are known to park on the highway shoulder, in nearby residential areas, and in the commercial zone on the west side of Highway 29. On a peak day, this non-permitted parking could well hinder emergency vehicle access. The proposed re-design of the internal circulation and the additional overflow, employee, and bus/limo parking spaces proposed will greatly reduce congestion during peak conditions and allow for unobstructed emergency access.

With the approximately 200 additional parking spaces proposed here, on-site parking should be adequate to accommodate both visitor and employee parking needs. The applicant will be required to comply with all of Napa County's standard parking requirements, which, among other things, prohibit any parking in public right-of-ways and the obstruction of access driveways.

g. There is no aspect of this proposed project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

Mitigation Measure(s):

2. Should the applicant fail to secure approval for and construct the entirety of the proposed roadway, driveway, and parking improvements proposed here, it is foreseeable that the traffic impacts of this proposal would rise to levels of possibly unmitigatable environmental significance. Therefore, prior to the issuance of a building permit for the construction of the loading dock cover and/or the initiation of any new or additional marketing activities, the applicants shall secure final Caltrans approval for the entirety of the roadway improvements shown on submitted plans.

3. Prior to the issuance of a building permit for any of the proposed improvements and/or the initiation of any of the new or additional marketing activities, the applicant shall submit revised plans for the one way internal access road for the review and approval of all relevant County agencies. Submitted plans shall comply with Public Works and County Fire requirements for roadway width in the proposed parking lot.

4. None of the new or additional uses approved pursuant to this application may occur until all on-site driveway and parking improvements approved and/or required pursuant to this application have been completed. The applicant must file with Caltrans for an encroachment permit within 90 days of project approval and off-site Caltrans improvements must be installed within two years of project approval.

Method of Mitigation Monitoring:

The above mitigation measures require the completion of given acts or accomplishment of given benchmarks prior to the issuance of required development permits and/or permit finals.

	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?	☐	☐	☐	☒
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion:

a. The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board and will not result in a significant impact on the environment relative to wastewater discharge. Wastewater disposal will be accommodated on-site in compliance with State and County regulations.

b. Changes to the existing septic system are proposed, including the addition of 1,090 linear feet of new leach line directly adjacent to an existing leach field on APN 030-260-035. The enlarged septic system is sized to allow for a 40% safety factor and represents a significant improvement over the existing septic situation on-site, which has historically been known to operate beyond its design loads. According to the submitted *Wastewater Feasibility Report and Form 200 for V. Sattui Winery*, the proposed waste water treatment facilities for domestic and process waste will be adequate to accommodate additional visitors. No wine production beyond approved existing gallonages is proposed in this application. Given the location of proposed additional leach lines in a disturbed area directly adjacent to existing septic development, the project will not result in any significant environmental effects related to water or waste water treatment facilities.

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.

d. The V. Sattui Winery currently has two wells on site which have proven adequate to meet the demands of all uses on the two parcels since approximately 1994. The project will result in a slight increase in groundwater usage which remains below the established threshold for the parcels.

e. Wastewater will be treated on-site and will not require a wastewater treatment provider.

f. The project will be served by a landfill with sufficient capacity to meet the projects demands. No significant impact will occur from the disposal of solid waste generated by the project.

g. The project will comply with federal, state, and local statutes and regulations related to solid waste.

Mitigation Measure(s): None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. **MANDATORY FINDINGS OF SIGNIFICANCE**				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion:

a. The project would have a less than significant impact on wildlife resources. The winery facility is located in an existing agricultural area. 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. The project would not result in a significant loss of native trees or vegetation and would not eliminate important examples of California's history or pre-history.

b. Beyond those impacts discussed in their respective sections, above, the proposed project does not have impacts that are individually limited, but cumulatively considerable.

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 project's needs and not result in a negative impact to groundwater supplies. No significant or critical biological, archaeological, or cultural resources were identified on the property. As mitigated, the project would not have any environmental effects that would result in significant impacts.

Mitigation Measure(s): As discussed above.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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.	☐	☒	☐	☐
2. Significant effects previously examined will be substantially more severe than shown in the previous EIR.	☐	☒	☐	☐
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.	☐	☐	☒	☐
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.	☐	☐	☒	☐

Discussion:

a-e. New potentially significant environmental effects resulting from proposed changes, altered severity, altered conditions, or new information are addressed in their respective sections above. Mitigation measures have been incorporated which make the environmental effects of the entirety of the project less than significant both individually and cumulatively provided that the applicant agrees to and signs the attached project revision statement.

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

335825

Lead Agency: Napa County Planning Dept Date: 11/09/07

County/State Agency of Filing: Napa County Clerk Document No.: 2007-0123

Project Title: V. SATTUI WINERY USE PERMIT MOD P05-0185-UPMOD

Project Applicant Name: V. SATTUI WINERY

Project Applicant Address: 1111 WHITE LANE

City ST. HELENA State CA Zip Code 94574 Phone Number: (707) 963 7774

Project Applicant (check appropriate box):

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

Check Applicable Fees:

☐ Environmental Impact Report	#10230	$2500.00	$
☐ Negative Declaration		$1800.00	$ 1800.00
☐ Application Fee Water Diversion (State Water Resources Control Board Only)		$850.00	$
☐ Projects Subject to Certified Regulatory Programs		$850.00	$
☐ County Administrative Fee	PLANNING RECEIPT	$50.00	$ 50.00
☐ Project that is exempt from fees	#R05-00 2576 & R05 002712		
☐ Notice of Exemption			
☐ DFG No Effect Determination (Form Attached)			

TOTAL RECEIVED $ 1850.00

Signature and title of person receiving payment:

WHITE-PROJECT APPLICANT YELLOW-DFG/ASB PINK-LEAD AGENCY GOLDENROD-COUNTY CLERK

DFG 753.5a (Rev. 1/07)

2007-0623

ENDORSED

NOV 09 2007

JOHN TUTEUR
Napa County Recorder - County Clerk
By J. JORGENSEN
DEPUTY RECORDER - CLERK

NOTICE OF DETERMINATION

NAPA COUNTY CONSERVATION DEVELOPMENT & PLANNING DEPT
1195 THIRD STREET; SUITE 210 NAPA CA 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: ☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

☒ Napa County Clerk
900 Coombs St
Napa, CA 94559

LEAD AGENCY: Napa County Conservation, Development & Planning Dept.

CONTACT PERSON: Chris Cahill, Planner **PHONE:** 707-253-4847

STATE CLEARING HOUSE NUMBER:

PROJECT TITLE: V. Sattui Winery Use Permit Modification P05-0184-UPMOD

PROJECT LOCATION: The project is located on a 1.6 acre parcel and an adjacent 21.7 acre parcel located at the southeast corner of the intersection of State Highway 29 and White Lane, approximately 1/3 mile south of the City of St Helena. APNs: 030-020-029 & 030-260-035. 1181 & 1111 White Lane, St. Helena, CA.

PROJECT LOCATION – CITY (NEAREST): ST. HELENA **PROJECT LOCATION - COUNTY:** Napa

PROJECT DESCRIPTION: Approval to modify Use Permits U-267475, U-408081, and 94360-UP, as well as Use Permit Modifications U-228586, U-118687, 92347-MOD, 95325-MOD, and 96663-MOD to allow the following as modified by adopted conditions of approval:

a. Installation of approximately 1,300 feet of new continuous center two-way left turn lane from Inglewood Avenue to Stice Lane on State Hwy 29;
b. Modifications to existing access to the property from State Highway 29 and construction of a new exit approximately 650 feet north of Stice Lane;
c. Modifications to existing internal circulation to create a one-way loop drive for automotive traffic;
d. Construction of 139 new overflow visitor parking spaces, 8 bus/limo spaces, and 50 employee spaces on APN 030-260-035;
e. Installation of approximately eight trees planted in landscaped islands in the proposed visitor overflow parking area;
f. Changes to the existing septic system including the addition of 1,090 linear feet of new leach line on APN 030-260-035;
g. Legalization of existing employee numbers totaling 47 full time employees and 24 part time employees;
h. Legalization of the winery office use of a 376 square foot trailer, a 480 square foot trailer, and an existing 3,345 square foot residence and attached garage on APN 030-260-035;
i. Legalization of the winery storage use of a 2,350 cubic foot storage container on APN 030-260-035;
j. Legalization of the approximately 1,800 square foot Cellar Club Tasting Room, located in the winery cellar and open to members for by-appointment tours and tastings between 11 a.m. and 6 p.m. daily;
k. Legalization of the approximately 600 square foot Vittorio Reserve Tasting Room, located at the winery's main level and open for by-appointment tasting of reserve wines between 11 a.m. and 6 p.m. daily;
l. Legalize peak visitation levels of 2,625 persons a day;
m. Legalize and/or expand existing marketing through approval of a marketing plan to allow the following:

I. Legalize three private tours and tastings per week with a maximum of 200 persons per event and tastings to occur in the deli/tasting room facility;
II. Legalize six annual club member events with a maximum attendance of 700 persons. Three events include outdoor amplified music within a tent;
III. Add four additional member events with a maximum attendance of 700 persons per event, with no outdoor amplified music, no outdoor entertainment, and events to end by midnight;
IV. Legalize 50 private dinners annually, with a maximum of 90 guests per event;
V. Add 50 additional private dinners annually with a maximum of 90 guests per event, with no outdoor amplified music and events to end by 11:00 p.m.;
VI. Legalize 135 private group picnics annually with a maximum of 48 guests per event; and
VII. Add 40 additional private group picnics annually with a maximum of 48 guests per event.

COUNTY PERMIT (S): Use Permit Modification P05-0184-UPMOD

APPLICANT NAME: V. Sattui Winery
ADDRESS: 1111 White Lane, St. Helena, CA 94574 **PHONE:** (707).963.7774
REPRESENTATIVE: Tom Davies, President, V. Sattui Winery
ADDRESS: 1111 White Lane, St. Helena, CA 94574 **PHONE:** (707).963.7774

This is to advise that the Napa County Conservation, Development and Planning Commission as ☒Lead Agency ☐Responsible Agency has approved the above-described project on November 7, 2007 and made the following determinations:

1. The project ☐will ☒ will not have a significant effect on the environment.
2. ☐An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒were ☐were not made a condition of the approval of this project.
4. A statement of Overriding Considerations ☐was ☒was not adopted for this project.
5. Findings ☒were ☐were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:
Napa County Conservation, Development and Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

SIGNATURE: _____ DATE: 11.9.07 TITLE: Project Planner
Christopher M. Cahill

Date received for filing and posting at OPR: