

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

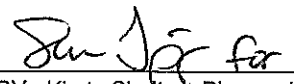
Notice of Intent To Adopt a Negative Declaration or Mitigated Negative Declaration

1. **Project Title:** Opus One Farm Management Facility (Use Permit, # P07-00745-UP)
2. **Property Owner:** Opus One, Post Office Box 6, Oakville, CA 94562
3. **Contact person and phone number:** Kirsty Shelton, Planner III, (707) 253-4417, kshelton@co.napa.ca.us
4. **Project location and APN:** Located at 1144 Oakville Cross Road, 2.8 miles north of the Town of Yountville, on a \pm 49.3 acre site 2,076 feet east of the intersection with State Route 29, designated Assessor's Parcel Number: 031-020-007.
5. **Project Sponsor's Name and Address:** Gary Caravantes, 7900 Saint Helena Highway, Oakville, California, 94562.
6. **General Plan description:** Agricultural Resource (AR)
7. **Zoning:** AP (Agricultural Preserve) District
8. **Project Description:** Use Permit (P07-00745 - UP) to allow construction of a 14,324 sq. ft. farm management facility.

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 and the County intends to adopt a **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., Room 210, Napa, California 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (except holidays).

DATE: May 30, 2008


BY: Kirsty Shelton, Planner III

WRITTEN COMMENT PERIOD: June 26, 2008 to the conclusion of the public hearing before the Conservation, Development, and Planning Commission scheduled on July 16, 2008.

Please send written comments to the attention of Kirsty Shelton at 1195 Third St., Room 210, Napa, California 94559, or via e-mail to kshelton@co.napa.ca.us.

A public hearing on this project is tentatively scheduled for the Napa County Planning Commission at 9:00 AM or later on Wednesday, July 16, 2008. You may confirm the date and time of this hearing by calling (707) 253-4416.

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NAPA, CA 94559
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Initial Study Checklist
(reference CEQA, Appendix G)

1. **Project Title:** Opus One Management Facility (P07-00745-UP)
2. **Property Owner:** Opus One Winery
3. **Contact person and phone number:** Kirsty Shelton Planner III, (707) 253-4417, kshelton@co.napa.ca.us
4. **Project location and APN:** Located at 1144 Oakville Cross Road, 2.8 miles north of the Town of Yountville, on a ± 49.3 acre site 2,076 feet east of the intersection with State Route 29, designated Assessor's Parcel Number: 031-020-007.
5. **Project Sponsor's Name and Address:** Gary Caravantes, 7900 St. Helena Highway, Oakville, CA 94562
6. **General Plan description:** Agricultural Resource (AR)
7. **Zoning:** AP (Agricultural Preserve) District
8. **Project Description:** Use Permit (P07-00745 - UP) to allow construction of a 14,324 sq. ft. farm management facility, that will house tractors and equipment, provide storage for supplies, have a workshop for repairs and provide some office area.
9. **Environmental setting and surrounding land uses:**
The ± 49.3 acre, rectangular-shaped parcel is bound to the east by the Napa River, to the north by an 8-acre parcel with a residence and vineyard, to the south by a 16-acre parcel including an agricultural waste water treatment facility and a residence, and to the west by a 49.3 acre parcel including vineyards for the Opus One winery. The project site is developed with an existing 80,000 square foot winery building and associated vineyards and has been in use for several years. The improvements are adjacent to a paved access road used for employees and deliveries. According to the United States Department of Agriculture, Soil Conservation Service, Soil Survey of Napa County, California, about one-third of the property consists of Bale Loam with 0-2% slopes; the northern one-third consists of Bale Clay loam, with 0-2% slopes, and the eastern portion consists of Yolo Loam with 0-2% slopes; the site generally drains from southwest to northeast into the Napa Valley River which borders the eastern property line. The property vicinity is within the Napa Valley River Watershed.
10. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).

Responsible (R) and Trustee (T) Agencies

Other Agencies Contacted

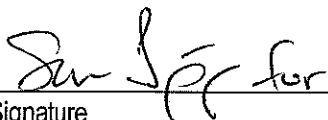
Department of Fish and Game
Regional Water Quality Control Board
Napa County Environmental Management Department
Napa County Public Works Department

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

May 30, 2008

Date

Kirsty Shelton, Planner

Napa County Conservation, Development and Planning Department

ENVIRONMENTAL CHECKLIST FORM

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

Discussion:

- The proposed project is not located within a scenic vista.
- The proposed project will be located on a property that is already developed and does not include any trees, rock outcroppings or historic buildings and is not within a state scenic highway.
- The main entrance is accessed from Oakville Cross Roads, approximately 320 feet west from the existing service entrance. There is a secondary access road connected to the existing service driveway approximately 300 feet north from Oakville Cross Roads. The proposed buildings are setback 72 feet from the road and will be screened with existing vineyards. The project will not substantially degrade the existing visual character or quality of the site and surrounding area and results in a less than significant impact.
- The new facility will result in a minor increase in the nighttime lighting. In accordance with County standards, all exterior lighting will be the minimum necessary for operational and security needs. Light fixtures will be kept as low to the ground as possible and include shields to deflect the light down. Avoidance of highly reflective surfaces will be required, as well as standard county conditions to prevent light from being cast skyward. As designed, and as subject to standard conditions of approval, the project will not have a significant impact from light or glare.

Mitigation Measure(s): None.

	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:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.-c. The project site is located in an area designated Agricultural Resource by the Napa County General Plan Land Use Map. The new farm management facility would take place on a site with existing producing vineyards. This site and surrounding properties are not under Williamson Act contract. There would be no conversion of existing farmland to non-agricultural use. The project would have no impact on agricultural resources.
- d. Approximately one half acre of existing vineyards will be removed as a result from this project; however, the new use will facilitate a farm management operation which is considered an agricultural use per County Code Section 18.08.040. The impact would be less than significant.

Mitigation Measure(s): None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Create objectionable dust or odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The proposed facility and associated earthwork would not result in significant adverse impacts to air quality.

- a. The project site is located in Napa County, which forms one of the climatological sub-regions (Napa County Subregion) within the San Francisco Bay Area Air Basin, and is consequently subject to the requirements of the Bay Area Air Quality Management District (BAAQMD). The project would not be in conflict with or obstruct implementation of the Ozone Maintenance Plan, Carbon Monoxide Maintenance Plan or the Bay Area 1991 Clean Air Plan, under the Federal Clean Air Act. BAAQMD regard emissions of PM-10 and other pollutants from construction activity to be less than significant if dust and particulate control measures are implemented, which are included in this project.

The BAAQMD has determined that land uses that generate fewer than 2,000 trips per day do not generally require detailed air quality analysis, since these land uses would not generally be expected to have potentially significant air quality impacts (specifically, they would not be expected to generate over 80 pounds per day of Reactive Organic Gases (ROG)). Although the building has a relatively large amount of overall floor area, the project is designated for tractor and equipment storage and repair, and storage of supplies, which typically have very low traffic generation rates per square foot under roof. Given the relatively small amount of traffic generation, including temporary construction and routine operations, the consequent auto/truck emissions when compared to the size of the affected air basin, the incremental increase in vehicle emissions from this project will not effectively change existing conditions. Therefore, the project's potential to impact air quality is considered less-than-significant.

- b. See (a) above. There are no projected or existing air quality violations in this area that this proposal would contribute to. Nor would it result in any violations of any applicable air quality standards.
- c. See (a) above. The proposed project would not result in 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. 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. There is a residence approximately 350 feet south of the development area. Standard conditions of approval regarding dust suppression serve to limit any potential for impacts to a less than significant level.
- e. The BAAQMD defines public exposure to offensive odors as a potentially significant impact. Earthmoving and construction activities required for project construction may cause a minimal temporary degradation of air quality from dust and heavy equipment air emissions during the construction phase of the project. Construction on the site will generate dust particulates in the short-run. This impact would be less than significant with dust control measures specified in the standard conditions of approval. The application of exterior building finishes, paint, adhesives, may result in potentially objectionable odors. However, these odors are considered a less than significant impact due to their temporary nature. Potential sources of odors associated with agricultural uses, including large wastewater ponds, are already located at the site and on adjoining properties. As a standard practice for County development projects, application of water and/or dust palliatives are required in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. These Best Management Practices will reduce potential temporary changes in air quality to a less than significant level.

Mitigation Measure(s): None.

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

Discussion:

- a. This site has been previously disturbed by vineyard installation and activities. There is an Northern California Black Walnut specie identified on the adjacent property; however it is approximately 840 feet from the project site. Further, there are no sensitive plant communities listed by DFG on the project site as indicated on the County's Environmental Sensitivity Maps (Natural Diversity Database overlay), therefore the project will have a less than significant impact to protected species.
- b. The Napa River riparian corridor is located on the other side of the waste water treatment pond, approximately 750 feet from the proposed development. Given the distance and lack of disturbance in the setback, there will not be a significant impact on riparian habitats or other sensitive natural communities nor will it result in any changes from what now exists.
- c. The County Environmental Sensitivity Maps (Vernal Pool overlay) do not indicate the presence of any wetlands or potential wetlands within the project boundary. The project would result in no substantial impacts to federally protected or potentially sensitive wetlands. Therefore, this project has no impact.
- d. The project does not lie within any established migration patterns and would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Because of this, and the fact that the site is an already disturbed area, the proposed building would have a less than significant impact on the movement of native resident and migratory fish and wildlife species.

- e. There are no local policies or ordinances protecting biological resources, including tree preservation policies or ordinances. Further the structure is proposed in a previously developed location and does not include the removal of trees or affects any native biological resources and therefore is no impact.
- f. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans. There are no plans applicable to the subject parcel and therefore is no impact.

Mitigation Measure(s): None.

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

Discussion:

- a.-c. The project site has been previously developed with a winery, vineyards and associated improvements. The area of the proposed farm management building is currently planted in vines. A number of archaeology surveys have been conducted within the vicinity of the project site. An archaeological survey for the Opus One winery development project, prepared by Archaeological Services, Inc., dated August 1988, was conducted on the project site. The study concluded that although cultural materials were found sporadically scattered throughout the property, these materials should not be treated as an archaeological site. The location of the proposed building is not within any of the sensitive areas delineated in the survey. Additionally, the site has been previously graded and cultivated when the winery improvements were constructed and the vines were planted. It is therefore not anticipated that any cultural resources are present within the development area, and the potential for impact is considered less-than-significant. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard conditions of approval.
- d. No human remains have been encountered on the property during past construction activities and no information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard conditions of approval.

Mitigation Measure(s): None

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a.
- i. There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed facility would result in a less than significant impact with regards to rupturing a known fault.
 - ii. All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the 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.
 - iii. No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction.
 - iv. The Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) did not indicate the presence of landslides on the property.
- b. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the soils in the area of development are Bale Loam and Bale Clay Loam, 0 to 2% slopes, which have slow runoff and a slight erosion hazard. This soil type is found mainly on alluvial fans and flood plains and is used mainly for vineyards. 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. Holocene fan deposits underlie the surficial soils in the development area. Based on the Napa County Environmental Sensitivity Maps (liquefaction layer) the project site has a medium susceptibility for liquefaction. Development will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to the maximum extent possible. In addition, a soils report, prepared by a qualified Engineer will be required as part of the building permit submittal. The report will address the soil stability, potential for liquefaction and will be used to design specific foundation systems and grading methods
- e. According to the application materials, the project will use the existing effluent discharge area to the west of the proposed development area. As per Environmental Management comments on December 3, 2007; as long as they connect to the existing system there is no impact.

Mitigation Measure(s): None.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. On the CUPA - Related Business Activity Form it was disclosed that the applicant intends to store hazardous materials on site. These hazardous materials could include equipment related liquids (fuel, solvents, and lubricants) as well as agricultural related fertilizers and pesticides. A condition of approval as per Environmental Management memo December 3, 2007 requires that a Hazardous Materials Business Plan be submitted to the County of Napa Environmental Management Department for review, approval, and future monitoring; this documentation and monitoring reduces the potential environmental impact to a less than significant level.
- b. The project would not result in the release of hazardous materials into the environment.
- c. There are no schools located within one-quarter mile from the proposed project site.
- d. The proposed site has a previous hazardous material site that has been closed and therefore is a less than significant impact.
- e. The project site is not located within two miles of a public airport or public use airport. The new farm management use would not result in a safety hazard for people residing or working in the project
- f. The project site is not located within the vicinity of any private airports.
- g. The access driveway that serves the project will be improved to comply with County road standards.
- h. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires because the project will incorporate fire safety equipment and measures as required by the California Department of Forestry/County Fire Marshal in comments in the December 8, 2007 memorandum and required as conditions of approval.

Mitigation Measure(s): None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project will not violate any known water quality standards or waste discharge requirements. Since the project disturbance exceeds one acre, the applicant is required to obtain a construction related Stormwater Permit from the California State Regional Water Quality Control Board. Therefore, as conditioned the project does not have the potential to significantly impact water quality and discharge standards.
- b. The project would not result in a substantial depletion of groundwater supplies or interfere with the recharge of groundwater supplies. The project is located on the floor of the Napa Valley in an area that has an established acceptable water use criteria of 1 acre foot per acre per year on a 49.3 acre parcel resulting in a threshold for the property of 49.3 acre foot per year. Water for the proposed farm management facility will be supplied by an existing on-site well located near the development area. A Phase 1 Water Availability Analysis was prepared for the site and indicated that the estimated water demand for the site would be 27.92 acre-feet of water per year (an increase of 0.41 acre-feet/year over existing use for the winery and vineyards), which is within the threshold for the property. Therefore the project would not have a significant impact on groundwater supplies or neighboring wells.
- c-d. The proposed project will not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off site. The project will incorporate erosion control measures appropriate to its maximum slope to manage onsite surface drainage and erosion of onsite soils during construction and winter months (October to April). By incorporating erosion control measures, this project would have a less than a significant impact. No substantial alteration of existing drainage is anticipated to occur. There will be an increase in the overall impervious surface resulting from the new building, and pavement. However, given the size of the

drainage basin, the increase in impervious surfaces will not discernibly change the amount of groundwater filtration or discernibly increase surface runoff from that which currently existing on site. This project would therefore result in a less than significant impact.

- e. The project is required to submit a site development plan as part of the building permit application, including implementation of storm water and erosion control Best Management Practices under the standards developed in the County's National Pollutant Discharge Elimination System, Phase II Stormwater Permit, which is required by County Code and is a standard practice on all County development projects. With the implementation of the requirements of the Best Management Practices the impact will be less than significant impact.
- f. There are no other factors in this project that would otherwise degrade water quality.
- g.-i. The project is located adjacent to a designated floodplain area and any improvements inside the flood hazard area will be required to obtain a floodplain management permit and show it can meet the requirements of Chapter 16.04 of the Napa County Code prior to the issuance of a building permit. The applicant will be responsible for completing an Elevation Certificate for the completed structures inside a flood hazard area, if any, prior to occupancy. Compliance with the requirements of the floodplain management permit will reduce potential impacts to less than significant. The project site is also within the inundation areas if the Bell Canyon, Conn, or Rector Creek dams fail. The development area is within the inundation area of the Conn dam.. If any of these dams were to fail all employees and visitors would have to evacuate to an area of refuge. No housing is proposed as a part of this project.
- j. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows. The project site is located on nearly level land. The project site is located many miles from San Francisco bay, and in the unlikely event that a tsunami enters the bay, any surge would dissipate well before reaching Napa.

Mitigation Measure(s): None.

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

Discussion:

- a.-c. The project would not result in adverse land use impacts. There are no habitat or conservation plans adopted by the County. The County has designated the site for agricultural development and, as proposed, the project is consistent with both the AR General Plan designation and AP zoning.

Mitigation Measure(s): None.

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

Discussion:

The proposed project would not result in impacts to mineral resources per the Napa County Environmental Sensitivity maps (Soil Type, Surficial Deposits Overlays).

- a. The project site does not contain any known mineral resources.
- b. The project site is not designated as a locally important mineral resources recovery site.

Mitigation Measure(s): None.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. 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 or operational impacts. Furthermore, construction activities would generally occur during the period of 7am-7pm on weekdays, during normal hours of human activity. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (County Code Chapter 8.16)
- c/d. Directly across the street (Oakville Cross Road) are two structures that appear to still be used as residences. They are 250 – 300 feet removed from this project and could be subjected to noise. The design of the facility is “u-shaped” with the opening facing east away from these structures, thus noise will not be directed toward them. These structures are also directly next to active wastewater ponds, on property under the same ownership, that produce noise and potential odors. The anticipated level of noise to occur following the completion of construction including the operation of the facility would be typical of a farm management facility. Temporary noise would be generated during construction. Conditions of approval would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels in accordance with the Noise Element of the General Plan (Chapter 11) and the County Noise Ordinance. Outdoor noise-producing activities associated with the use would generally occur from 7:00 am to 6:00 pm, except during harvest. The Napa County Code (Chapter 18.16) and standard conditions of approval address noise related issues including but not limited prohibiting outdoor-amplified sounds and that mechanical equipment would be required to be kept indoors or inside acoustical enclosures. In addition, the design of the proposed project orients activities into an enclosed courtyard, which also limit potential noise impacts to surrounding properties. Also, Napa County has a right to farm policy that proclaims that people may be subjected to noises and other annoyances from agricultural operations and farm management uses are agriculture. The design of the proposed project, together with adherence to the County Noise Ordinance, would ensure the proposed project would not result in adverse noise impacts.
- e/f. The project site is not located within an airport land use plan or within two miles of a public airport or within the vicinity of a private airstrip.

Mitigation Measure(s): None.

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

Discussion:

- a.-c. The project will involve construction of a farm management facility. The project will not displace any housing or divide any established communities. The proposed project would not result in the inducement of substantial population growth, either directly or indirectly. No new homes or roads are proposed. No housing or people will be displaced as a result of the proposed project. The farm management facility will include a mechanic, two field supervisors, and approximately 20 field employees, most, if not all currently working on the property. The County has adopted a development impact fee to provide funds for constructing affordable

housing. This fee is charged to all new non-residential development based on the gross square footage of building area multiplied by the applicable fee by type of use listed in Chapter 15.60.100 Table A and will be required for it to be paid prior to release of building permit and is considered to be a less-than-significant impact.

Mitigation Measure(s): None.

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

Discussion:

- a. The proposed project will have a less than significant impact on public services. Public services are already provided to the site and the proposed project would not increase the demand on those public services. According to Napa County Environmental Sensitivity Resource Maps (Fire Hazard Zones –CDF overlay), the site is not located within the California Department of Forestry designated “High” Fire Hazard Zone. The Napa County Fire Marshal, in December 12, 2007 *Use Permit Comments*, stated that if specific fire protection measures addressing building construction, minimum water flow, on-site fire safety equipment, fire apparatus access roads, barricades and fire safety plans are incorporated into the project, fire safety concerns would be mitigated. Fire protection measures are required as part of the development and there would be no expected impact to response time as the property has good public road access. No substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities to maintain acceptable service ratios, response times or other performance objectives for any of the public services would result, therefore, potential project impacts would be less than significant. School impact mitigation fees will be levied and collected with the building permit application. Those fees assist schools with capacity building measures. The project will have little impact on public parks. County revenue resulting from building permit fees and property tax revenue will help meet the costs of providing public services to the property.

Mitigation Measure(s): None.

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

Discussion:

a-b. The project would not significantly increase the use nor result in significant adverse impacts on existing recreational facilities; therefore the impact is less than significant.

Mitigation Measure(s): None.

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

Discussion:

- a-b. According to information provided by the applicant, the project will generally not result in additional vehicle trips. Access to the facility will be from an existing driveway and a new driveway off Oakville Cross Road. The number of employees and deliveries is not expected to change as a result of constructing the proposed farm management facility. All activities and deliveries associated with the proposed facility are already occurring on the site. Oakville Cross Road, which runs between State Highway 29 and Silverado Trail, generally operates at level-of-service (LOS) "A", which means that traffic generally operates at free flow conditions with little or no delays. Additional traffic, if any, generated by the project would be considered less than significant.
- c. The proposed project would not result in any change to air traffic patterns.
- d. The proposed facility will take access from an existing gated service driveway on Oakville Cross Road south of the building. No modifications are proposed to the existing driveway. Access will also be provided by a new gated driveway on Oakville Cross Road to the north of the building. The design and location of the driveways at their connection to Oakville Cross Road provide adequate sight distance for ingress and egress.
- e. The existing and proposed driveways from Oakville Cross Road and on-site circulation areas meet Fire Department requirements for access to the site and structures for fire protection.
- f. Parking for 3 vehicles is proposed as part of this project. These parking spaces would be sufficient to accommodate parking needs during normal business days for the three employees utilizing the proposed building. The applicant has sufficient space to accommodate additional parking throughout the remainder of the property for field and seasonal employees.
- 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): None.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI.	UTILITIES AND SERVICE SYSTEMS. Would the project:				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact. Wastewater disposal will be accommodated on-site in compliance with State and County regulations.
- b. The project will not require construction of any new water facilities that will result in a significant impact to the environment. The proposed building will connect to the existing on-site waste water treatment facilities for domestic waste in accordance with the requirements of the Napa County Environmental Management Department.
- c. Best Management Practices for erosion control would be required as part of the project by the Public Works Department. No new construction of storm water drainage facilities or expansion of existing facilities would result from the project which could cause any significant environmental effects.
- d. The project has sufficient water supplies to serve projected needs. No new or expanded entitlements are needed.
- e. See response "a." above.
- f./g. The project will be served by a landfill with sufficient capacity to meet the projects demands. No significant impact will occur from the disposal of solid waste generated by the project. The project will comply with federal, state, and local statutes and regulations related to solid waste.

Mitigation Measure(s): None.

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

Discussion:

- a. The site has been previously developed with a winery, vineyards, and associated improvements and does not contain any known listed planted or animal species. The proposed project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. There are no distinguishable wildlife corridors in the development area. The new construction would not have a significant impact on biologic resources.
- b. The proposed project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts are discussed in their respective sections above.
- c. The proposed project would not result in any environmental effects that will cause substantial adverse effects on human beings.