

**CEQA ADDENDUM FOR NAPA COMMERCE CENTER PROJECT  
(Use Permit #P07-00412-UP)**

**December 5, 2008**

On April 9, 2001, the Napa County Board of Supervisors certified an Environmental Impact Report for the Beringer Wine Estates Devlin Road Facility ("Beringer EIR, SCH #0032043). The certified EIR consisted of a Draft EIR and Responses to Comments bound volumes. The Beringer EIR evaluated the potential environmental effects of developing the 218-acre site with 1,167,590 square feet of floor space for wine storage and warehousing, 60,000 square feet of office space and 196,810 square feet for wine production, such as grape crushing, blending, bottling and associated areas. The approved development plan also included parking for 350 vehicles, site grading, installation of wastewater treatment ponds and planting of vineyards on the western portion of the site.

This Addendum has been prepared pursuant to CEQA Guidelines Section 15164 for the Napa Commerce Center Project, as described below.

**Project Description and Prior Approvals**

Napa County approved development of the 218-acre Beringer Wine Estates Project in 2001. The approvals included a Use Permit, rezoning, annexation of the Site to the American Canyon Fire Protection District, a development agreement and related approvals.

The Project site includes a 38.39-acre portion of a larger 218 acre parcel of land located in the unincorporated area of Napa County south of Napa County Airport, west of the current Devlin Road/South Kelly Road intersection and north of the city limits of the City of American Canyon. The Assessor's Parcel Number (APN) for this site is 57-090-069.

The current application includes a Use Permit and a Parcel Map to subdivide the site.

**Prior CEQA Analyses and Determinations**

**Beringer EIR.** The Beringer EIR analyzed the potential effects of constructing a wine processing, bottling and warehouse facility on the east side of the site as well as planting vineyards on the western portion of the site as well as related actions. Numerous environmental impacts were identified and numerous mitigations adopted upon approval of the Use Permit and related entitlements. All previously adopted mitigation measures for development of the overall Beringer Wine Estates project that are applicable to the current Project and Project site continue to apply to the currently proposed Napa Commerce Center Project. The Beringer EIR is incorporated herein by reference.

**Current CEQA Analysis and Determination that an Addendum is Appropriate for this Project.**

**Updated Initial Study.** The County of Napa has determined that an Addendum is the appropriate CEQA review for the proposed Project. Prior to making this determination, the City reviewed the Beringer EIR to determine if any further environmental review is required for the proposed Use Permit, Parcel Map and other requested entitlements of the Project.

The County prepared an updated Initial Study dated October \_\_, 2008, and incorporated herein by reference. Through this Initial Study, the County has determined that no subsequent EIR, or negative declaration is required for this Project.

**No Subsequent Review is Required per CEQA Guidelines Section 15162.** CEQA Guidelines Section 15162 identifies the conditions requiring subsequent environmental review. After a review of these conditions, the County has determined that no subsequent EIR or negative declaration is required for this Project. This is based on the following analysis:

- a) *Are there substantial changes to the Project involving new or more severe significant impacts?* There are no substantial changes to the Project from that analyzed in the 2001 Beringer EIR. The proposed Napa Commerce Center would include less overall development than analyzed in the 2001 Beringer EIR and would not include planting of vineyards. The Project changes would not result in any new or more severe significant impacts than those analyzed in the 2001 EIR. No additional or different mitigation measures are required from those included in the 2001 EIR.
- b) *Are there substantial changes in the conditions which the Project is undertaken involving new or more severe significant impacts?* There are no substantial changes in the conditions assumed in the Beringer EIR. This is documented in the attached Initial Study prepared for this Project dated December 2008.
- c) *Is there new information of substantial importance, which was not known and could not have been known at the time of the previous EIR that shows the Project will have a significant effect not addressed in the previous EIR; or previous effects are more severe; or, previously infeasible mitigation measures are now feasible but the applicant declined to adopt them; or mitigation measures considerably different from those in the previous EIR would substantially reduce significant effects but the applicant declines to adopt them?* There is no new information showing a new or more severe significant effect. As documented in the attached Initial Study, no new or different mitigation measures are required. All previously adopted mitigations continue to apply to the Project.
- d) *If no subsequent EIR-level review is required, should a subsequent negative declaration be prepared?* No subsequent negative declaration or mitigated negative declaration is required because there are no impacts, significant or otherwise, of the Project beyond those identified in the Beringer EIR.

**Conclusion.** This Addendum is adopted pursuant to CEQA Guidelines Section 15164 based on the attached Initial Study dated December 2008. The Addendum and Initial Study review the proposed site development plan as discussed above. Through the adoption of this Addendum and related Initial Study, the County determines that the above minor changes in land uses do not require a subsequent EIR or negative declaration under Guidelines Section 15162. The County further determines that the Beringer EIR, adequately addresses the potential environmental impacts of the proposed Project.

As provided in Section 15164 of the Guidelines, the Addendum need not be circulated for public review, but shall be considered with the prior environmental documents before making a decision on this project.

The Initial Study, Beringer EIR and all resolutions cited above are incorporated herein by reference and are available for public review during normal business hours in the Napa County Conservation, Development and Planning Department, 1195 Third Street, Napa CA, 94559.