

Reviewing Agencies Checklist

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
- ☒ Office of Historic Preservation
- ☐ Parks & Recreation
- ☐ Reclamation
- ☐ SF Bay Cons. & Dev't Comm.
- ☐ Water Resources (DWR)

Business, Transportation & Housing

- ☐ Aeronautics
- ☐ California Highway Patrol
- ☒ CALTRANS District # 4
- ☐ Dep't of Transportation Planning (HQ)
- ☐ Housing & Community Development

Food & Agriculture

Health & Welfare

- ☐ Health Services _____
- ☐ State & Consumer Services
- ☐ General Services
- ☐ OLA (Schools)

Environmental Affairs

- ☐ Air Resources Board
- ☐ Bay Area AQMD
- ☐ California Waste Management Board
- ☐ SWRCB: Clean Water Grants
- ☐ SWRCB: Delta Unit
- ☐ SWRCB: Water Quality
- ☐ SWRCB: Water Rights
- ☐ Regional WQCB # 2 (San Francisco Bay)

Youth & Adult Corrections

- ☐ _____ Corrections

Independent Commissions & Offices

- ☐ Energy Commission
- ☐ Native American Heritage Commission
- ☐ Public Utilities Commission
- ☐ Santa Monica Mtns Conservancy
- ☐ State Lands Commission
- ☐ Tahoe Regional Planning Agency

- ☐ Other: US ACOE North Section

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

Starting Date February 16, 2009

Ending Date March 18, 2009

Signature *Linda St. Claire* Linda St. Claire

Date February 11, 2009

Lead Agency (Complete if applicable):

Consulting Firm:

Address:

City/State/Zip:

Contact:

Phone: _____

Applicant: Tom Gamble / Lincoln Family Trust

Address: 7554 St. Helena Highway

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

Phone: 707.987.3390

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

notes _____

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

Notice of Intent to Adopt a Mitigated Negative Declaration

1. **Project Title:** Lincoln Ranch Winery (Use Permit # P08-00494-UP) and Variance (P08-00495)
2. **Property Owner:** Lincoln Family Trust
3. **Contact person and phone number:** Linda St. Claire, Planner II, 707-299-1348, lstclair@co.napa.ca.us
4. **Project location and APN:** The project is located on a 11.17 acre parcel on the eastside of State Highway 29, approximately 1,000 feet north of its intersection with Yount Mill Road within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel # 031-100-031) 7554 St. Helena Highway, Napa.
5. **Project sponsor's name and address:** Tom Gamble, Manager, P.O. Box 670, St. Helena, CA 94574
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:** Approval of Use Permit P08-00494 and Variance P08-00495 to establish a new 50,000 gallon per year winery with:
 - demolition of two existing barns and one garage;
 - 25,080 total square foot winery to include a 20,050 square foot two story winery building;
 - a 2,800 square foot reception building to contain employee kitchen, offices, reception area and supplemental tasting room;
 - a 2,230 square foot main tasting room and administrative building;
 - a 5,450 square foot covered outdoor crush pad;
 - eight full-time and six part-time employees;
 - fifteen parking spaces including one disabled-accessible space;
 - widening driveway access to Public Works standards of 18 feet with two foot of shoulders;
 - winery wastewater system to include on-site septic system;
 - by appointment tours and tastings with a maximum of 30 visitors per day, 75 per day on weekends and maximum of 300 per week;
 - a marketing plan with twenty 50-person special events, and thirteen 20 person events;
 - a private 150-person harvest event annually;
 - left hand turn lane from St. Helena Highway, and
 - a Variance (P08-00495) to reduce the minimum 300 foot winery setback to 60 feet along a section of the shared driveway.

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 **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).

DATE:

BY: Linda St. Claire

WRITTEN COMMENT PERIOD: FEBRUARY 16, 2009 to MARCH 18, 2009

Please send written comments to the attention of Linda St. Claire at 1195 Third St., Room 210, Napa, California 94559, or via e-mail to lstclair@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 **Mar. 18, 2009**. You may confirm the date and time of this hearing by calling (707) 253-4416.

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

Initial Study Checklist
(reference CEQA, Appendix G)

1. **Project Title:** Lincoln Ranch Winery (Use Permit # P08-00494-UP) and Variance (#P08-00495)
2. **Property Owner:** Lincoln Ranch Trust
3. **Contact person and phone number:** Linda St. Claire, Planner II, 707-299-1348, lstclair@co.napa.ca.us
4. **Project location and APN:** The project is located on a 11.17 acre parcel on the eastside of State Highway 29, approximately 1,000 feet north of its intersection with Yount Mill Road within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel # 031-100-031) 7554 St. Helena Highway, Napa.
5. **Project sponsor's name and address:** Tom Gamble, Manager, P.O. Box 670, St. Helena, CA 94574
- General Plan description:** Agricultural Resources, *Napa County General Plan, July, 2008*.
7. **Zoning:** AP (Agricultural Preserve) District
8. **Project Description** Approval of Use Permit P08-00494 and Variance P08-00495 to establish a new 50,000 gallon per year winery with:
 - demolition of two existing barns and one garage;
 - 25,080 total square foot winery to include a 20,050 square foot two story winery building;
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 - fifteen parking spaces including one disabled-accessible space;
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 - a marketing plan with twenty 50-person special events, and thirteen 20 person events;
 - a private 150-person harvest event annually;
 - left hand turn lane from St. Helena Highway, and
 - a Variance (P08-00495) to reduce the minimum 300 foot winery setback to 60 feet along a section of the shared driveway.

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

The parcel is located on the Napa County valley floor approximately 1800 feet east of State Highway 29. The proposed winery site is a smaller parcel, 11.17 acres in size, flat with a small hill in the extreme northwest corner of the parcel. Based on Napa County environmental resource mapping soil types layer, and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the subject property includes soil classified as Cole Silt loam (0-2% slopes), Clear Lake Clay (drained), and Hambright-Rock outcrop complex (2-30% slope- this includes the small hill area). The Cole Silt loam series consists of somewhat poorly drained soils formed in alluvium weathered from sandstone, shale and basic rock. The Clear Lake clay series consists of poorly drained soils formed in alluvium derived from sedimentary rock. Uses in both these soils types are typically vineyards. The Hambright-Rock outcrop complex consists of areas of rock outcrop and formed in material weathered from basic rock.

Existing uses on the site are a residence, with 5.32 acres of vineyards and a small pasture area with two horses. The residence is a historic resource and will not be included in the project, no plans are made at this time to alter or change the residence and the original owners occupy the home and are in possession of a lifetime lease. The existing barns and the garage were included in a cultural resources survey conducted onsite. They were not deemed historically significant and will be demolished to make way for the new winery structure. Surrounding land uses are primarily, vineyards, wineries and residences. Properties in the vicinity of the project site range in size between one and 219 acres, the nearest residence being approximately 480 feet to the northwest. The many wineries within the vicinity of the project include Cardinale Winery, the Ashe Vineyard and Winery, Napa Cellars and Far Niente Winery, all within one mile of the projected winery. Based on Napa County environmental mapping's Archeological layer and Natural Diversity Database layer, potential archeological sites were identified. Archeological and cultural resources surveys of the area were conducted and mitigation measures are included here. Average slope for the parcel ranges from 0% up to 30% grade. The building site for the winery is located on an area of 0% slope.

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

Discretionary approvals required by the County include a use permit and variance. The project would also require various ministerial approvals by the County, including but not limited to building permits and grading permits.

Responsible (R) and Trustee (T) Agencies

Department of Fish and Game
Office of Historic Preservation

Other Agencies Contacted

None

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

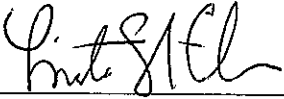
The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the Napa County Baseline Data Report, specific documents referenced herein, other sources of information included or referenced in the record 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, please see the permanent record file on this project, available for review at the offices of the Napa County Department of Conservation, Development, and Planning, 1195 Third Street, Napa, California.

FINAL DETERMINATION. (by Napa County)

On the basis of this initial evaluation:

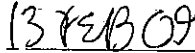
- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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

- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Linda St. Claire, Project Planner



Date

Napa County Department of Conservation, Development & Planning

MITIGATED NEGATIVE DECLARATION

The Conservation, Development and Planning Director of Napa County have 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 Mitigated Negative Declaration. Documentation supporting this determination is on file for public inspection at the Napa County Conservation, Development and Planning Department Office, 1195 Third St., Room 210, Napa, California 94559. For further information call (707) 253-4416.

Owner: Lincoln Family Trust

APN: 031-100-031

Action: (use permit, environmental review, etc) Winery Use Permit and Variance

Project Description: Approval of Use Permit P08-00494 and Variance P08-00495 to establish a new 50,000 gallon per year winery with:

- demolition of two existing barns and one garage;
- 25,080 total square foot winery to include a 20,050 square foot two story winery building;
- a 2,800 square foot reception building to contain employee kitchen, offices, reception area and supplemental tasting room;
- a 2,230 square foot main tasting room and administrative building;
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- eight full-time and six part-time employees;
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- winery wastewater system to include on-site septic system;
- by appointment tours and tastings with a maximum of 30 visitors per day, 75 per day on weekends and maximum of 300 per week;
- a marketing plan with twenty 50-person special events, and thirteen 20 person events;
- a private 150-person harvest event annually;
- left hand turn lane from St. Helena Highway, and
- a Variance (P08-00495) to reduce the minimum 300 foot winery setback to 60 feet along a section of the shared driveway.

WRITTEN COMMENT PERIOD: February 16, 2009 to March 18, 2009

DATE: _____

BY THE ORDER OF

Hillary Gitelman
Director
Napa County Conservation, Development and Planning Department

ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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:

- a. a-c. The project is located off Highway 29, and designated as Agricultural Resources in the 2008 Napa County General Plan. The proposed total 25,080 square foot winery buildings will be visible from Highway 29 as are many of the existing wineries along this route. A small hill will screen a large portion of the structures from view. The closest neighbor is located approximately 480 feet northwest from the project area. The proposed new structures would not have a substantial adverse effect on a scenic vista. Although Napa County does not have a design review ordinance, the proposed structures will be designed and built tastefully with natural materials and a sustainable approach, limiting the impact of construction upon the land. The existing historic structures are outside the scope of the project area and will not be altered in any way.

Standard conditions of approval include capping all outdoor lights to avoid all upward glare. 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 conditioned, no sources of substantial light or glare would adversely affect day or nighttime views in the area. The County's condition of approval for lighting is as follows: *All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood lighting or sodium lighting of the building is permitted, included architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for construction of the winery, two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be*

installed on the property shall be submitted for Department review and approval. All lighting shall comply with Uniform Building Code (UBC).

Mitigation Measure: none are required

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

Discussion:

- a.-c. The new winery proposes the conversion of approximately one acre of vineyard to construct the winery. Constraints, to include the proximity of the Napa River and an existing hillside promote development of the property within a small area. Wineries are considered agricultural uses and the processing of grapes grown on site at the winery will further support the underlying agricultural use.

Mitigation Measure(s): None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The following analysis is based on the "BAAQMD CEQA Guidelines – Assessing the Air Quality Impacts of Projects and Plans" (December 1999).

The proposed project would not conflict with or obstruct the implementation of any applicable air quality plans. Wineries as proposed here are not producers of a significant amount of air pollution that would result in a conflict or obstruction of any air quality plans. The project site lies in the Napa Valley, which forms one of the climatologically 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. Potential air quality impacts would result both from construction activities and from the operation of the proposed project. Construction emissions would have a temporary effect, while operational emissions would continue to affect air quality throughout the lifetime of the proposed project. Construction emissions would consist mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings. BAAQMD recommends incorporating feasible control measures as a means of addressing such impacts. These measures are set forth in Table 2 of the BAAQMD CEQA Guidelines. If the proposed project adheres to these measures, then BAAQMD recommends concluding that construction-related impacts will be insignificant. Measures to reduce dust, such as water and or dust palliatives and restricting construction activity during windy periods, will be incorporated into the proposed project as standard conditions of approval. The standard dust control condition is as follows: *Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced.* Construction activities shall not occur during windy periods. The BAAQMD states that the projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and categorically do not require further study. The project proposes a maximum average of 68 trips per weekend day which is well below the established threshold. In accordance with BAAQMD CEQA Guidelines, these impacts are considered less than significant.

- b. Please see "a.", above. There are no projected or existing air quality violations in the area to which this proposal would contribute. The project would not result in any violations of applicable air quality standards.
- c. Please 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/e. Emissions and dust associated with construction would be both minor and temporary, having a less than significant impact on nearby receptors (the nearest residence being approximately 480 feet to the northwest). Standard conditions of approval (as further described in "a" above) regarding dust suppression serve to limit any potential for impacts to a less than significant level. The project will not create objectionable odors and will not affect a substantial number of people.

Mitigation Measure(s): None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. The project site is located 2,000 feet from State Highway 29, 850 feet west of the Napa River and on the floor of the Napa Valley where vineyards and wineries are the dominant land use. The site falls within the Rutherford topographic quadrangle, 7.5 minute series, and U.S.G.S. map.
- No substantial adverse effect will occur, either directly or through habitat modifications. No species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or U.S. Fish and Wildlife Service were identified at the project site.
- c. According to the Napa County Environmental Resource Maps (based on the following layers – water bodies, vernal pools & vernal pool species) there are no wetlands on the property or on neighboring properties that would be affected by this project.
- d. According to the Napa County Environmental Resource Maps (based on the following layers – biological surveys, Department of Fish and Game natural diversity database, water bodies, vernal pools & vernal pool species) There is no evidence of any native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or native wildlife nursery sites.
- d. This proposed project would not interfere with any ordinances protecting biological resources. There are no tree preservation ordinances in the County that affect this project. There are no streams on the property or in the immediate project vicinity.
- e. There are no Habitat Conservation Plans or other similar plans in effect for this area that would be affected by this proposal. There are no trees on the parcel. The area has been previously disturbed over the past decades with grazing and agricultural practices.

Mitigation Measure(s): None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion:

- a. A cultural resources reconnaissance was performed by ARS Archeological Resource Service, May 30, 2008 and is incorporated herein by reference and is on file in the Community Development Planning department for review. According to the study, six cultural resources are located within the project area, however only three of them will be affected by the proposed project; two barns and a prehistoric site near Highway 29, where a left hand turn lane has been proposed. The existing house, identified as one of the resources, will not be affected by the project. No plans to change or later the structure are proposed as part of this project. The house is approximately 100 feet from the proposed office and tasting room and 350 feet from the main winery structure.

- b. The two barns on the site date from 1906 and 1913. According to the survey, the two barns do not appear to be associated with an important context and they do not appear to retain the integrity of those characteristics necessary to convey historic significance. They will be demolished for this project and the owner intends to recycle the remaining lumber and integrate it into the new structures. Archeological monitoring is recommended during the removal of the structures is warranted due to the presence of obsidian flakes around the barn and on the floor of the southernmost barn. Recommendations include mitigation measures (see Archeological Resources mitigation measures №1 and №2, below) to reduce any potential impacts to potential archaeological sites to a level of less than significant.
- Another archeological site is located at the access point of the parcel at Highway 29, and monitoring is recommended when the left hand turn lane is constructed (see Archeological Resources mitigation measures №3, below). Mitigation will reduce any potential impacts to the archaeological sites to a level of less than significant.
- c. No unique paleontological or geological features are known to be located on or in the 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. Additionally, the submitted *Cultural Resource Reconnaissance* indicates that;

It is unlikely that human remains will be discovered during project construction. If, however, human remains of any type are encountered it is recommended that the project sponsor contact a qualified archeologist to assess the situation. We also suggest that §15064.5 of the CEQA Guidelines be reviewed, as it details the legal procedure to follow in case of the accidental discovery of human remains during excavation and construction.

Given the limited likelihood that human remains will be uncovered pursuant to this project, standard Napa County conditions of approval related to the inadvertent discovery of human remains (which are compliant with CEQA Guidelines §15064.5) should be adequate to ensure that impacts to burial sites occurring outside of formal cemeteries will be less than significant.

Mitigation Measures:

1. The permittee shall engage a qualified project archeologist (see *Napa County Guidelines for Preparing Cultural Resource Surveys- Persons Qualified to Prepare*, March 2002) to personally monitor all earth disturbing activity associated with the construction of the winery buildings. The level of archaeological monitoring will depend on the location of the ground disturbing activity. Monitoring will include directly watching the excavation process during the entire workday and continue on a daily basis until a depth of excavation has been reached at which resources could not occur (usually about 5 feet from grade) or until the monitoring archaeologist determines that full-time monitoring could be scaled back to part-time or spot checking. The on-site archaeologist should determine when and where full-time or part-time monitoring or spot checks are appropriate. Spot checking will consist of partial monitoring of the progress over the course of the project. The permittee's contract with the project archeologist shall reflect the terms of this mitigation measure and shall be submitted for the review and approval of the Planning Director or her designee (hereinafter "Planning Director") prior to issuance of a building permit, any other development permit, or any earthmoving associated with the winery structures.
2. The permittee shall ensure that all work is halted upon discovery of concentrated artifactual materials (including, but not necessarily limited to, obsidian, chert, and basaltic flakes and artifacts, grinding tools such as mortars and pestles, and human graves) during ground disturbing activities associated with this project. Said work shall remain stopped until a qualified project archeologist has evaluated the find, developed any mitigation measures needed, prepared a report of her findings, and filed said report with the Napa County Department of Conservation, Development & Planning. All mitigation measures suggested by the project archeologist shall, with the concurrence of the Planning Director or her designee, be implemented to her satisfaction. All contractors doing work on this project shall be informed of, and bound contractually to honor, the requirement to stop work immediately if artifactual materials are encountered.

3. The permittee shall engage a qualified project archeologist (see *Napa County Guidelines for Preparing Cultural Resource Surveys- Persons Qualified to Prepare*, March 2002) to personally monitor all earth disturbing activity associated with the installation of the left hand turn lane. Monitoring will include directly watching the excavation process during the entire workday and continue on a daily basis until a depth of excavation has been reached at which resources could not occur (usually about 5 feet from grade) or until the monitoring archaeologist determines that full-time monitoring could be scaled back to part-time or spot checking. The on-site archaeologist should determine when and where full-time or part-time monitoring or spot checks are appropriate. Spot checking will consist of partial monitoring of the progress over the course of the project. The permittee's contract with the project archeologist shall reflect the terms of this mitigation measure and shall be submitted for the review and approval of the Planning Director or her designee (hereinafter "Planning Director") prior to issuance of a building permit, any other development permit, or any earthmoving associated with this project.

Method of Mitigation Monitoring:

Mitigation Measure №1a requires monitoring by a qualified archaeologist at the site during all earth disturbing activity of the winery structures. Mitigation Measure № 2 requires that all work is halted upon discovery of concentrations of finds and Mitigation Measure № 3 requires monitoring by a qualified archaeologist at the site during all earth disturbing activity in connection with the installation of a left had turn lane for this project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt 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 type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Discussion:

- ai. There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. While seismic activity is endemic to the Bay Area, all structures must be constructed to current California Building Code requirements. As such, the proposed facility would result in a less than significant impact with regard to rupturing a known fault.
- aii. All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the winery structures shall 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. According to the Geotechnical Consultants, Bauer Associates, no subsurface conditions have been identified on the project site that indicate a susceptibility to seismic-related ground failure or liquefaction.
- aiv. Although Napa County Environmental Resource Maps (landslides line, landslide polygon, and geology layers) do indicate the presence of landslides or slope instability on the property, the area indicated on the resource maps does not include the proposed building site. Napa County Resource Maps (based on the following layer: Landslides line) one area has been identified and is approximately 700 feet to the northwest of the proposed winery site.
- b./c. Based upon the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the subject property includes soil classified as Hambright-Rock outcrop complex (2-30% slopes); Clear Lake clay(drained); and Cole silt loam (0-2% slope). The Hambright-Rock series consists of well drained soils of stony loams. The Hambright-Rock outcrop complex soils are formed from weathered basic rock. Permeability is moderate. Clear Lake series consists of poorly drained soils on old alluvium fans and in basins derived from sedimentary rock. Permeability is slow. The Cole series consists of somewhat poorly drained soils on alluvial fans and flood plains formed from sandstone, shale and basic rock. Permeability is slow to moderate. The proposed project is required to submit a site development plan, including implementation of storm water erosion control Best Management Practices under the standards developed in the County's National Pollution Discharge Elimination System. The 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. Since more than one acre of area will be disturbed, a Stormwater Pollution Prevention Program is required and will be imposed as a condition of approval, thus reducing the impact to a less than significant level. The County's standard condition of approval is: *For any construction activity that results in disturbance of greater than one acre of total land area, the permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into a watercourse. If any discharge of concentrated surface waters is proposed in the any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.*

- d. Holocene Fan deposits and Pre-Quaternary deposits/bedrock underlie the surficial soils in the project area. Based on Napa County Environmental Sensitivity Mapping (Surficial deposits layer) the project site has a very low to medium susceptibility to liquefaction or expanding. Construction 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.
- e. The Napa County Department of Environmental Management has reviewed this application and recommends approval based on the submitted wastewater feasibility report and septic improvement plans. Soils on the property have been determined to be adequate to support the entirety of the process wastewater system and septic system proposed here.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.-b. A Hazardous Materials Management Plan will be required by the Department of Environmental Management prior to occupancy of the new winery facility. Hazardous Materials Management Plans provide information on the types and amounts of hazardous materials stored on the project site. The proposed project would not result in a release of hazardous materials into the environment.
- c. There are no schools located within one-quarter mile of the project site. The nearest school, Stevenson Junior High, is located 8.3 miles northwest of the site, in the town of St. Helena.
- 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 project as proposed has been designed to comply with emergency access and response requirements and has been reviewed by Napa County departments responsible for emergency services; it will not result in any change to existing emergency response planning.
- h. The proposed project would not interfere with emergency response and/or emergency evacuation plans or expose people or structures to significant wild-land fire risks. The project has been reviewed by Napa County Fire and they have imposed conditions which will reduce the risk to people or structures involving wild-land fire. Therefore, this impact is considered less than significant. Standards imposed by Napa County Fire include construction techniques for fire suppression/protection and landscaping designs to deter wild-land fires from reaching structures. These conditions are available for public review at the Napa County Department of Planning.

Mitigation Measures: None are required

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. Would the project:

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

The proposed project will not violate any known water quality standards or waste discharge requirements. The process waste water treatment system would include pre-treatment in a subsurface settling tank equipped with an effluent filter for solids capture, and ultimately will pass to a small package treatment system (AdvanTex Textile Filters) with irrigation reuse for disposal of treated process wastewater. The sanitary sewage system will flow to a

dedicated system and flow to a subsurface septic tank. Lincoln Ranch is considering two options for the filtered and treated effluent: the first, a pressure distribution leachfield disposal and the second, a pretreatment with subsurface drip disposal. The Napa County Department of Environmental Management has reviewed the proposed domestic wastewater system and the sewage treatment system and recommends approval as conditioned. Additionally, the applicant will be required to obtain all necessary permits from the Napa County 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 11.17 acre subject parcel has a water availability calculation of 11.17 acre feet per year (af/yr). The current total use is 6.0 af/yr., 0.5 for residential, 5.0 for the existing vineyards and 0.5 for landscaping. This application proposes new water use associated with wine production to be 1.1 af/yr. As a result, annual water demand for this parcel would increase to 7.1 af/yr. Based on these figures, and review by the Department of Public Works, the project would be below the established threshold for groundwater use on the parcels and is deemed not to 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. Standard Napa County conditions include: *The permittee may be required (at the permittee's expense) to provide well monitoring data if it the Director of Environmental Management determines that water usage at the winery is affecting, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the county code section 13.15.070.G-K.*

- c. The Napa River is located 1,442 feet to the east of the proposed winery site. Drainage alterations will be included in the grading and improvement plans that are required for project construction. Review of the grading and improvement plans will ensure that there is no potential for significant run-off, siltation, or flooding. Standard erosion control measures and/or approval of a Storm Water Pollution Prevention Plan in accordance with the Napa County Stormwater Ordinance, as applicable, will be required prior to any construction activities.
- d. This project will not substantially alter the existing drainage pattern of the site or area, will not alter 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. Standard erosion control measures in accordance with the Napa County Stormwater Ordinance and/or approval of a Storm Water Pollution Prevention Plan, as applicable, will be required prior to any construction activities.
- e. The project will not 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. The project will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction activities. 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, as applicable, to ensure that development does not impact drainages. The project will be

required to comply with previous and current conditions set in place by Napa County Department of Public Works and the City of Napa.

f. No information has been encountered that would indicate a substantial impact to water quality.

g.-i. No housing will be built as part of this project and this area is not in the 100 year flood hazard area. According to Napa County Environmental Resource Mapping (floodplain and dam levee inundation layers), the project site is located within dam inundation areas and the failure of Rector Dam or Conn Dam could potentially expose people and structures to a significant risk of loss, injury or death. However, given low probability of occurrence associated with dam failures, it has been determined that location of the project within the inundation area of Conn Dam or Rector Dam will have a less than significant impact. The proposed development area also lies adjacent to the 100 year flood plain, however it is unlikely that the development will significantly impede or redirect flood flows.

j. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows.

Mitigation Measures: None are required

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt 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 occur within an established community, nor would it result in the division of an established community. The project complies with the Napa County Code and all other applicable regulations. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measures: None are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt Impact	No Impact
X.	MINERAL RESOURCES. Would the project:				

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

Discussion:

a/b. The Conservation Element of the Napa County General Plan does not indicate the presence of valuable or locally important mineral resources on the project site. The project would not result in a loss of a mineral resource of any value.

Mitigation Measures: None are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt 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 project will result in a temporary increase in noise levels during the brief construction of the winery. Construction activities will be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. The nearest neighboring residence is 480 feet to the northwest. The project may result in potentially significant temporary construction noise impacts or operational impacts but the impact would be temporary and during daylight hours. Additionally, given the relatively sparsely populated agricultural setting there is a relatively low potential for impacts related to construction noise to result in a significant impact. Furthermore, construction activities would generally occur during the period of 7am-7pm on weekdays only, during normal hours of human activity. No substantial permanent increase in noise levels are expected from the project.
- c/d. Substantial amounts of noise may be generated during project construction. The anticipated level of noise to occur following the completion of construction including the operation of the winery would be minimal and typical of an agricultural setting within a sparsely populated rural setting and is not expected to be significantly different or greater than the existing winery operations. Napa County conditions of approval state: *Construction noise shall be minimized to the maximum extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM.* Inclusion of these conditions of approval will reduce noise impacts to less than significant levels.
- 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 Measures: None required.

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

Discussion:

- a-c. The project would not result in the inducement of substantial population growth, either directly or indirectly. No new homes or roads are proposed. No housing will be displaced. No people will be displaced. In addition, the project will be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt 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 no substantial adverse impact on public services. Fire and police services are already provided to the site. School impact mitigation fees will be levied with the building permit application. Those fees assist local school districts with capacity building measures. The project will have little impact on public parks. County revenue resulting from 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 required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt Impact	No Impact
XIV. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b. The project would not significantly increase the use of existing recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment. Therefore, no adverse physical deterioration on facilities or environment will occur due to increased use of existing neighborhood and regional parks or recreational facilities.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt Impact	No Impact
V. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. This project is for a winery located along State Highway 29, approximately 1000 feet miles north of Yount Mill Road Road. The trips resulting from the project would not be substantial. According to the submitted traffic report, this project would result in 16 total employee daily trips, 23 visitor trips, and 4 truck delivery trips on an average weekday, with Saturday numbers increasing to an average of 68 total trips. Harvest traffic numbers would increase to include 20 daily trips for employees, 54 daily trips for visitors and 8 daily trips for trucks. The Level of Service, according to Napa County Public Works Road Engineers, for this area of Highway 29 is "E". The proposed two way left turn lane, installed at the project area will add only 0.3% to the traffic numbers along Highway 29. The project will not result in a significant increase in traffic or a decrease in the existing roadway level of service either individually or cumulatively.
- b. As the additional traffic resulting from this application will be quite limited at approximately 82 vehicles per day during the crush season and 43 per weekday and 68 per Saturday, otherwise, this project will not result in a significant increase in traffic or a decrease in the existing roadway level of service either individually or cumulatively. Conditions of approval will require the applicants to limit vehicle trips during peak traffic periods such as, 4-6pm daily.
- c. This project would not result in any change to air traffic patterns.
- d. The Napa County Fire Department reviewed the project and has requested an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet unless otherwise approved by the Napa County Department of Public Works. Public Works, as well, has requested the applicant to maintain an 18 foot driveway width with 2 feet of shoulder. A left turn lane from Highway 29 has been proposed by the applicant. These measures will decrease any hazards due to design features.
- e. The design and location of the driveway and on-site access drive aisles will comply with the requirements of the Napa County Fire Department in accordance with the conditions of approval (see discussion in d above).
- f. Parking capacity has been reviewed and the applicant has been required to include adequate parking to the project. This application proposes 15 parking spaces, including one disabled-accessible spaces. With eight full time and six part time winery employees and 82 busiest by-appointment tours and tasting visitor trips, the 15 proposed parking spaces should be more than adequate. Napa County standard conditions of approval state: *Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery.* Public Works has also requested that the parking conform to the latest edition of the Napa County Road and Street Standards.
- g. There is no aspect of this project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt 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"/>

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

Discussion:

- a/b. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact. The existing domestic waste disposal system is adequate in size for a winery of this size. The new winery wastewater disposal will be accommodated on-site in compliance with State and County regulations
- 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. As discussed in the Hydro/Water Quality section, the project has sufficient water supplies to serve existing and projected needs. No new or expanded entitlements are needed.
- e. Wastewater will be treated on-site and will not require a wastewater treatment provider.
- f. The project will be served by Upper Valley Disposal 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 Measures: None required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input 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:

- The project would have a less than significant impact on wildlife resources. The proposed winery will be located in an existing, disturbed area. Archaeological and cultural studies were requested. No sensitive resources or biologic areas will be converted or affected by this project. 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. Mitigation measures are proposed for prehistoric areas (see Mitigation Measure 1-3 in Section V. Cultural Resources).
- As discussed above, the proposed project does not have impacts that are individually limited, but cumulatively considerable.
- There are no environmental effects caused by this project that would result in substantial adverse effects on human beings, directly or indirectly. No hazardous conditions resulting from this project have been identified, there is sufficient water on the property to serve the project's needs and not result in a negative impact to groundwater supplies, and any significant or critical biological, archaeological, or cultural resources identified on the property have been mitigated to a level of less than significant. The project would not have any environmental effects that would result in significant impacts.

Mitigation Measure(s): As discussed above.