

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

Notice of Intent to Adopt a Mitigated Negative Declaration

1. **Project Title:** Fisher/FIV Partners Winery, Use Permit #P08-00346-UP
2. **Property Owner:** FIV Partners LP
3. **County Contact Person:** John McDowell, Deputy Planning Director, jmcdowel@co.napa.ca.us
4. **Project Location and APN:** 4471 Silverado Trail approximately 350 ft. southeast of Pickett Road, Assessor's Parcel #020-150-004, Calistoga.
5. **Project Sponsor's Name and Address:** Mr. Robert Fisher, FIV Partners LP, 6200 St. Helena Road, Santa Rosa CA 95404.
6. **Hazardous Waste Sites:** The project is listed as a closed hazardous materials site pursuant to Government Code Section 65962.5.
7. **Project Description:** Approval of a use permit to establish a 30,000 gallon per year winery to include: (1) a 16,186 square foot winery building with laboratory, office space, hospitality area, conference room, offices, case and barrel storage, and indoor and outdoor kitchens; (2) installation of a winery wastewater system, (3) 2 full time employees, 2 part time employees and an additional 4 seasonal employees during harvest/crush; (4) 14 parking spaces for employees and visitors; (5) tours and tastings by-prior-appointment for a maximum of 10 visitors per day, 30 visitors per week; and (6) 23 marketing events per year with a maximum of 25 visitors per event. The project is located on a 55.7-acre parcel on the southwest side of Silverado Trail approximately 350 ft. from its intersection with Pickett Road and within the Agricultural Preserve (AP) zoning district. APN: 020-150-004. 4771 Silverado Trail, Calistoga.

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

DATE: September 26, 2009

BY: John McDowell

WRITTEN COMMENT PERIOD: October 1, 2009 to October 20, 2009

Please send written comments to the attention of John McDowell at 1195 Third St., Room 210, Napa, California 94559, or via e-mail to jmcdowel@co.napa.ca.us. A public hearing on this project is tentatively scheduled for the Napa County Planning Commission on Wednesday, October 21, 2009. You may confirm the date and time of this hearing by calling (707) 253-4417.

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Initial Study Checklist
(reference CEQA, Appendix G)

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2. **Property Owner:** FIV Partners L.P.
3. **County Contact Person and Phone Number:** John McDowell, Deputy Planning Director, jmcdowel@co.napoa.ca.us
4. **Project Location and APN:** 4471 Silverado Trail approximately 350 ft. southeast of Pickett Road, Assessor's Parcel #020-150-004, Calistoga.
5. **Project sponsor's name and address:** Mr. Robert Fisher, FIV Partners LP, 6200 St. Helena Road, Santa Rosa CA 95404
6. **General Plan description:** Agricultural Resource, *Napa County General Plan, June 2008*
7. **Zoning:** AP (Agricultural Preserve) zoning district
8. **Description of Project.**
 8. Approval of a use permit to establish a 30,000 gallon per year winery to include: (1) a 16,186 square foot winery building with laboratory, office space, hospitality area, conference room, offices, case and barrel storage, and indoor and outdoor kitchens; (2) installation of a winery wastewater system, (3) 2 full time employees, 2 part time employees and an additional 4 seasonal employees during harvest/crush; (4) 14 parking spaces for employees and visitors; (5) tours and tastings by-prior-appointment for a maximum of 10 visitors per day, 30 visitors per week; and (6) 23 marketing events per year with a maximum of 25 visitors per event. The project is located on a 55.7-acre parcel on the southwest side of Silverado Trail approximately 350 ft. from its intersection with Pickett Road and within the Agricultural Preserve (AP) zoning district. APN: 020-150-004. 4771 Silverado Trail, Calistoga.

The project consists of constructing a new winery on the southwest portion of the subject site. The building is primary a single-story structure, however the main fermentation and barrel storage portion have a clear interior space resulting in an overall building height of 34 ft. 8 inches to the pitched-roof peak. The building features raised stone veneer base with board on board wood siding and a corrugated metal roof. A separate 1,500 sq. ft. storage building with wine lab is located at the rear of the winery building next to the outdoor delivery yard. Visitation will occur in the front portion of the building nearest the parking lot. At the front entrance is a hospitality room with offices and a kitchen/break room. Outside the hospitality area is an outdoor kitchen and patio area. The hospitality and office portion of the building is connected to the main production area by a recessed barrel chaix/wine library.

Site improvements consist of the following: Construction of a new 20 ft. wide winery access driveway adjacent to the northwest property line running from Silverado Trail to the winery site. The driveway branches in two at the rear of the property near the winery with one branch leading to the guest parking area and the other leading to the rear of the building and the covered work area. The rear driveway will be used for shipping and receiving. A new subsurface drip irrigation system will be installed in the western corner of the property approximately 200 ft. from the winery at 20 ft. from the northwestern property line. A small solar farm is proposed adjacent to the detached storage/lab building.

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

The project site is located in the northwestern portion of the Napa Valley southeast of Calistoga on essentially level terrain. The subject property is primary planted in vineyards and contains an existing single family home and barn in close proximity to Silverado Trail, and an existing farm labor dwelling located approximately 1,000 ft. south of Silverado Trail. Simmons Canyon Creek runs through the property from Silverado Trail and along the southeastern property line. The creek contains significant numbers of trees and riparian vegetation, however, existing vineyards are planted within close proximity to the top of bank of the creek. Vineyard and agricultural development has occurred on this property for decades as evidence by the County 1940 aerial photograph which shows orchards and other agriculture.

Properties surrounding the subject site are primarily developed with vineyards. To the northeast, across Silverado Trail are vineyards and a residence is located close to Silverado Trail at Simmons Canyon Creek. To the northwest is a large vineyard holding with a residence located approximately 800 ft. from the proposed winery. Southwest of the project site is the former Southern Pacific railroad right-of-way, which is now a bike path. Just beyond the bike path is the City of Calistoga sewage treatment plant. The bike path and treatment plant are located within the city limits of Calistoga. Southeast of the project site are several large vineyard holdings, of which two contain residences located approximately 1,200 feet from the proposed winery.

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

Responsible (R) and Trustee (T) Agencies

None

Other Agencies Contacted

City of Calistoga

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

Date

September 30, 2009

John McDowell, Deputy Planning Director

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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a-d. The site of the proposed winery is not located on a scenic vista or skyline. The project will not damage scenic resources, including trees, rock outcroppings or historic buildings within a state scenic highway. There are no scenic resources on or adjacent to the property. The proposed winery is greater than 600 feet from the centerline of Silverado Trail. The design of the buildings feature stone and wood siding with a corrugated metal roof with rural/agricultural vernacular style. The architecture is characteristic of wine country, resulting in less than significant impacts to the existing visual character or quality of the site or its surroundings. The project site would not result in damage to scenic resources and is consistent with the goals and policies of the Scenic Highways Element in the Napa County General Plan because the project complies with the 600 ft. winery setback and is of a high quality design consistent with General Plan policy concerning the design of wineries. The small solar farm is located in the rear portion of the site generally out of view from adjoining properties. The project will not substantially degrade the existing visual character or quality of the site and surrounding area. The proposed winery will utilize minimal lighting for security and evening operations during harvest. Exterior lights will be limited to those necessary for security purposes and shielded and directed downward pursuant to County standard conditions of approval for winery developments. Incorporating these project components will ensure the potential for the project to introduce new sources of light which would affect nighttime views would be less than significant.

Standard conditions of approval addressing aesthetics will include:

LIGHTING:

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

LANDSCAPING/PARKING:

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

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

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Any trees that are removed shall be replaced elsewhere on the property on a 2 for 1 basis of equivalent caliper. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction.

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

OUTDOOR STORAGE/SCREENING/UTILITIES:

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels. New utility lines required for this project that are visible from any designated scenic transportation route (see Chapter 7 of the General Plan and Chapter 18.106 of the Napa County Zoning Ordinance for designated roads) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

COLORS:

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation and the applicant shall obtain written approval by the Conservation, Development and Planning Department prior to painting the building. Highly reflective surfaces shall be prohibited.

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:				
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"/>

Impact Discussion:

- a-c. The project site is designated by the Napa County General Plan as "Agricultural Resource". This designation supports agriculture and processing of agricultural products. The proposed winery and parking lot will be constructed in an area that is currently planted in vines, resulting in no impacts to producing vineyards. Additional vineyards will be planted surrounding the winery after completion of project construction. These additional vineyards will occur on generally level land in areas previously used for agriculture. Consequently, the vineyards are permitted by right and do not require any form of Erosion Control Plan approval from the County as set forth in the County's Conservation Regulations. The proposed winery project is considered an agricultural use and further supports utilization of the existing agricultural resources (vineyard) on site. The proposed project would result in less than significant adverse impacts to agricultural resources. The project site is not currently under Williamson Act contract.

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:				

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

Green House Gas Emissions

In 2006, the State Legislature enacted Assembly Bill 32, requiring the California Air Resources Board (CARB) to design measures and rules to reduce greenhouse gas (GHG) emissions statewide to 1990 levels no later than 2020. The measures and regulations to meet the 2020 target are to be put in effect by 2012, and the regulatory development of these measures is ongoing. In August 2007, the Legislature enacted Senate Bill 97, which among other things, directed the Governor's Office of Planning and Research (OPR) to propose new CEQA regulations for the evaluation and mitigation of GHG emissions. SB 97 directs OPR to develop such guidelines by July 2009, and directs the state Resources Agency (the agency responsible for adopting CEQA regulations) to certify and adopt such regulations by January 2010. This effort is underway; however, to date no formal CEQA regulations relating to GHG emissions have been adopted. In September 2008, the Legislature enacted Senate Bill 375, which established a process for the development of regional targets for reducing passenger vehicle GHG emissions. Through the SB 375 process, regions throughout the state will develop plans designed to integrate development patterns and transportation networks in a manner intended to reduce GHG emissions. Neither the State nor Napa County has adopted explicit thresholds of significance for GHG emissions. While some might argue that *any* new emission would be significant under CEQA, pending amendments to the State CEQA guidelines suggest that agencies may consider the extent to which a project complies with requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

The Napa County General Plan calls on the County to complete an inventory of green house gas emissions from all major sources in the County by the end of 2008, and then to seek reductions such that emissions are equivalent to year 1990 levels by 2020. The General Plan also states that "development of a reduction plan shall include consideration of a 'green building' ordinance and other mechanisms that are shown to be effective at reducing emissions." Overall increases in GHG emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable despite adoption of mitigation measures that incorporated specific policies and action items into the General Plan.

Napa County is currently developing an emission reduction plan, and in the interim requires project applicants to consider methods to reduce GHG emission and incorporate permanent and verifiable emission offsets, consistent with Napa County General Plan Policy CON-65(e). The current project applicant has incorporated the following reduction methods and offsets into their project by replanting native, drought tolerant vegetation and limiting the amount of non-pervious materials, building on a degraded site, using existing materials, and improving the energy efficiency of the operations. Construction and operation of the proposed project analyzed in this initial study would contribute to the overall increases in GHG emission by generating emissions associated with transportation to and from the site, emissions from energy used within buildings, and emissions from the use of equipment. However, the project would positively affect carbon sequestration by modifying vegetation on the site by maintaining the existing footprints of the structures, planting eleven (11) new native trees and native landscaping, and providing permeable/non asphalt pavement. Changes in sequestration would also be modest due to the fact that this property is only 2 acres. The project specific increase in GHG emissions would be relatively modest, given the estimated number of 27 new vehicle trips per day, and increasingly stringent Title 24 energy conservation requirements imposed as part of the building permit process.

In light of these efforts, the relatively modest increase in emissions expected as a result of the project is considered less than significant. Also, pursuant to State CEQA Guidelines Section 15183, because this initial study assesses a project that is consistent with and adopted General Plan for which an EIR was prepared, it appropriately focuses on impacts which are "peculiar to the project," rather than the cumulative impacts previously assessed.

Impact Discussion:

- a-c The project site is located in the northern end of the Napa Valley of Napa County, which forms one of the climatological subregions (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.

According to the BAAQMD CEQA Guidelines, motor vehicles traveling to and from a project represent the primary source of air pollutant emissions associated with project implementation. Motor vehicles can emit ozone (O₃) creating compounds. In implementing these Guidelines, the BAAQMD further states that the District generally does not recommend a detailed air quality analysis for projects generating less than 2,000 vehicle trips per day.

This project will generate minor increases (less than 35 cars per day) in passenger vehicle trips throughout the year, a combination which is below the BAAQMD threshold. Because this project will not generate a significant number of trips relative to the BAAQMD threshold, the project traffic meets BAAQMD screening guidelines for a less than significant impact.

Construction related emissions are generally short-term in duration, but may still cause adverse air quality impacts. According to the BAAQMD Guidelines, fine Particulate matter (PM₁₀ and PM_{2.5} [PM]) is the pollutant of greatest concern with respect to construction activities. PM emissions can result from grading, excavation, and vehicle travel on unpaved surfaces, and vehicle and equipment exhaust. Construction related emissions can cause substantial increases in localized concentrations of PM, and lead to adverse health effects and nuisance concerns. The BAAQMD has identified the following Best Management Practices which are now employed at construction sites throughout the Air Basin as a set of feasible PM control measures and which are incorporated into the project applicant's proposed construction activities to reduce any potential impact to levels of less than significance:

- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials *or* require all trucks to maintain at least two feet of freeboard.
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

By adhering to these Best Management Practices, construction activities will have a less than significant impact. Further, with low traffic volumes, the temporary nature of construction activities, and adherence to the Best Management Practices, the project will not result in a cumulatively considerable contribution to any criteria pollutant for which the project region is non-attainment (Ozone [O₃] and Particulate Matter [PM₁₀ and PM_{2.5}]) under an applicable federal or state ambient air quality standard (http://www.baaqmd.gov/pln/air_quality/ambient_air_quality.htm). Therefore, this project will not have a cumulative air quality impact.

- d-e The project will not expose sensitive receptors to substantial pollutant concentrations or create objectionable dust or odors affecting a substantial number of people. The BAAQMD defines exposure of sensitive receptors to toxic air contaminants and risk of accidental releases of acutely hazardous materials (AHMs) as potential adverse environmental impacts. Examples of sensitive receptors include schools, hospitals, convalescent facilities and residential areas with children. There are no sensitive receptors in the vicinity of the project site. The closest offsite residence is approximately 800 feet away. Further, this project will not create odors inconsistent with the surrounding agricultural setting. Project construction components described above will ensure dust control. Therefore, the project impact on pollutants, dust or odors will remain less than significant.

The City of Calistoga sewage treatment plant is located immediately south of the subject property. Ponds associated with the facility are located as close as 350 ft. from the proposed winery, and the main plant is located approximately 800 feet from the proposed winery. State law mandates that the City operate the facility in such a fashion that off-site objectionable odors occur only in rare circumstances. The frequency of these events should continue to be rare assuming the City continues to operate the facility in accordance with State requirements. Therefore, the potential for winery guests and employees to be affected by objectionable odors coming from the plant is considered less-than-significant, in the same manner that objectionable odors from farming activities is considered less than significant to winery employees and visitors. The City has requested that the applicant indemnify the City against any claims concerning objectionable odors coming from the plant, which is considered a legal matter between the applicant and the City and not a significant change to the environment.

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:				

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

Impact Discussion:

a-d. The project site is previously disturbed, and contains both producing vineyards and fallow level farmland. Simmons Canyon Creek runs through the property primarily along the southeastern boundary, and it contains mature trees and riparian vegetation. Attached to this initial study is a Biological Resource Survey prepared by Kjeldsen Biological Consultants, and dated August 8, 2009. The survey finds that the project has no potential to impact any threatened or endangered species, although some sensitive habitat is located on the subject property and in the vicinity. According to the Survey and the Napa County Environmental Resource Maps (Natural Diversity Database, California Native Plant Society and Watershed Overlays), the construction site is not located in any designated habitat areas of 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. Aerial photo reconnaissance indicates that the site has been actively farmed since at least the 1940's. Although existing agriculture on site does not conform with County Conservation Regulations creek setback regulations, which require setbacks of at least 35 ft. from top of bank, this condition has existed for decades prior to the implementation of the creek setbacks in the early 1990's, and the proposed project does not involve any construction or earth disturbing activities in proximity to creek setbacks. The project is considered to have no potential to 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. This project would result in less than significant impacts on any special-status species.

e. The proposed project is not subject to any local policies or ordinances protecting biological resources. The County does not have a tree protection ordinance. No trees or vegetation is proposed for removal, and no trees are in close proximity to the construction site. The nearest trees are located approximately 225 ft. from nearest proposed improvement, and approximately 400 ft. from the proposed winery.

f. According to Napa County Environmental Resource Maps (Natural Diversity Database, California Native Plant Society and Watershed Overlays), there are no Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans applicable to the subject project site.

Mitigation Measure(s): None.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>	<input type="checkbox"/>

Impact Discussion:

- a-b. County Environmental Sensitivity Maps (Archaeological Resources Overlay) indicate there are two known historically sensitive sites on the project site. Two cultural resource studies have been prepared addressing the property. The first study is dated July 7, 2003 and was prepared by Beard and Schroder of Tom Origer and Associates. The second study is July 17, 2008 and was prepared by Figari and Origer of Tom Origer and Associates. Both studies indicate, consistent with County mapping, that there is one pre-historic archaeological site and one large scatter of historic period materials in proximity to proposed winery. As mandated by State law, this document cannot disclose the exact location of these resources as a measure to protect the resource. The first site has been named the Fisher Site, and it consists of a dense deposit of obsidian tools, tool making debris, shell and bone fragments, shell artifacts, and milling equipment. The second site has been named the Fisher Historical Deposit, and it consists of a scatter field of domestic debris which includes primarily domestic ceramics and glass. Given the proximity of these known resources to the proposed winery, the project has the potential to impact the resources unless mitigation measures are employed. The archaeological reports outline the following measures are necessary to protect known and potential unknown resources: 1) a qualified archaeologist will monitor all construction activities; 2) archaeologist will conduct subsurface investigation in appropriate areas to ensure winery construction will not disturb resources; and 3) temporary fencing will be placed to prevent construction staging areas from encroaching on the sites (see mitigation measures below)
- c. The subject site does not contain any known paleontological resources or unique geologic features and therefore is not anticipated to result in any significant adverse impacts to such resources.
- d. The presence of any formal cemeteries is not known to occur within the project area and therefore the proposed project is not anticipated to result in any significant adverse impacts on any such resources. The two cultural studies indicate that the known cultural sites consist of historic debris and pre-historic tool making and shell artifact debris. Neither site is likely to contain human remains, and additional archaeological investigation will occur so as to prevent impact to the sites as part of construction of the winery. Therefore, mitigation is not necessary, but the project will be subject to the County's standard condition of approval addressing unknown cultural resources and human burial sites.

Standard conditions of approval addressing archaeological resources include:

ARCHEOLOGICAL FINDING:

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Conservation, Development and Planning Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

Mitigation Measure(s):

Cultural Resource Mitigation #1

Prior to commencing construction, a qualified archaeologist, as determined by the Director of Conservation, Development and Planning, shall be retained to conduct subsurface investigations (e.g. backhoe trenching) to check for the presence of buried archaeological resources. If significant resources are encountered, as determined by the qualified archaeologist, within the construction envelope of the winery, changes in the design of the winery shall be implemented to prevent significant effect to the resource including but not limited to: 1) altering the placement of structures and/or improvements to avoid the resource; 2) relocation of the resource (depending on its degree of significance); and/or 3) capping of the resource in place.

Cultural Resource Mitigation #2

A qualified archaeologist shall be retained to monitor all construction activities unless, in the opinion of the qualified archaeologist, construction monitoring is found not to be necessary as a result of the thoroughness and conclusiveness of pre-construction subsurface work required by mitigation measure #1.

Cultural Resource Mitigation #3

Prior to commencing construction, temporary fencing shall be placed at the discretion of the qualified archaeologist to prevent intrusion within sensitive archaeological resource areas.

		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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
	e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- The proposed project is not located within any Alquist-Priolo earthquake fault zone. The site is generally level with a 0% to maximum 5% slope. According to Napa County Environmental Sensitivity Maps (Alquist-Priolo Fault, Soil Types and Liquefaction layers), soil types located on the project site have high liquefaction potential. While seismic activity is endemic to the Bay Area, the project is required to conform with the California Uniform Building Code, which contains minimum building design standards for property with high liquefaction potential.
- According to the United States Department of Agriculture, Soil Conservation Service, Soil Survey of Napa County, California, the site consists of equal amounts of Bale loam (0%-2% slopes) with generally high liquefaction potential. No substantial soil erosion or the loss of topsoil will result from the project because the project will be subject to County and State sediment retention requirements and stormwater pollution prevention requirement (see discussion under Section viii, Hydrology and Water Quality).

The project will occur on gently-sloping terrain with less than 2% slopes. Since there will be greater than one acre of disturbed area for the project, a Stormwater Pollution Prevention Plan is required for storm water and erosion control and Best Management Practices under the standards developed in the County's National Pollutant Discharge Elimination System, Phase II Stormwater Permit,. Therefore, the potential for impacts is considered less than significant.

- c. The project site is not known to 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 or collapse and is therefore considered as having a less-than-significant potential for impact.
- d. The soil type is not considered to be expansive, as defined in table 19.1B of the Uniform Building Code, creating substantial risks to life or property and therefore no impact is expected.
- e. The project includes construction of a below ground septic system for wastewater management which will require a permit to construct from the Department of Environmental Management. A preliminary septic system design has been prepared by a qualified engineer and evaluated by the Department of Environmental Management. The proposed system has been found to be sufficient to accommodate the proposed winery and domestic waste. The soil on the property is capable of supporting the designed system, and will result in a less than significant 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 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 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"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a. The proposed project will not involve the transport of hazardous materials. A business activity plan for the winery will be required of the winery by the Department of Environmental Management should the amount of these materials reach reportable levels.
- b. The project would not result in the release of hazardous materials into the environment.
- c. The project will not have significant quantities of potentially hazardous materials, and is not located in close proximity to any school.
- d. The subject property is listed as containing a closed hazardous material site. The State list does not disclose the nature of the hazardous material containment, but does indicate that the site has been fully remediated. The site likely involves the agricultural staging area and

barn located on the northern portion of the site near Silverado Trail. The proposed project will not result in any changes to the barn and agricultural staging area, and therefore, the project is not consisted to have a potential effect on hazardous materials.

- e. The project site is not located within two miles of a public airport and is outside any airport compatibility zones.
- f. The project site is not located within the vicinity of a private airport. Therefore, the proposed project would not result in a safety hazard.
- g. The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan.
- h. The property is not located in an area identified as a high wildfire risk.

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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a. The proposed winery will produce up to 30,000 gallons of wine per year and includes marketing and visitation. The project includes construction of a below ground septic system for wastewater management which will require a permit to construct from the Department of Environmental Management. A preliminary septic system design has been prepared by a qualified engineer and evaluated by the Department of Environmental Management, and the proposed system has been found to be sufficient to accommodate the proposed

winery and domestic waste. The soil on the property is capable of supporting the designed system, and will result in a less than significant impact.

- 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 project which is at or below the established threshold is assumed not to have a significant effect on ground water levels. The allowable allotment of water for the project parcel is 1.0 acre-foot per acre per year, or 55.7 acre-feet of water per year for this property. The current water demand is estimated at less than 20.0 acre-feet per year. The proposed winery is projected to generate .08 acre-feet of new water demand per year. After completion of the winery, the vacant farmland surrounding the winery site will likely be brought back into agricultural use with the planting of new vineyards. Combined, total estimated water demand for the site (existing vineyard plus proposed winery including visitation and potential new vineyard) is estimated to have a demand of 21.6 acre-feet per year, based on the information contained in the Phase 1 Water Analysis provided by the applicant.

The County has not received any comments or complaints that existing ground water use from the property has affected any neighboring wells during the prior history of the project. The applicant has indicated that their wells have not had any performance issues. As a standard condition of all new use permit and use permit modification approvals, the County requires the permittee to monitor ground water usage. Therefore, the proposed project will decrease ground water demand and consequently has a less-than-significant potential to impact ground water resources.

- c-d. The proposed project will not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site. The project site is approximately 500 feet east of the Napa River and 250 north of a Napa River tributary, Simmons Canyon Creek. While there will be an increase in the overall impervious surface surrounding the new winery structures, winery access roads, patio areas and parking area, 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, alteration of drainage patterns or increase in erosion or siltation on or off site is expected to be less than a significant. In addition, since the project is located in a large drainage basin with a relatively flat topography, storm waters would be directed in a sheet flow action and be allowed to filtrate over a wider area. This type of runoff pattern would not generate a change to the drainage pattern or cause a substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on or off site. Therefore, this project would result in a less than significant impact on drainage patterns and surface runoff.
- 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 Storm water Permit, which is required by County Code and is a standard practice on all County development projects. Since there will be more than one acre of disturbed area for the project, a pre and post Storm Water Pollutant Elimination permit (SWPP) will be required to minimize pollutant runoff from pre and post construction and agricultural activities. 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. The Department of Environmental Management has reviewed the wastewater feasibility report and found the proposed system adequate to meet the winery's wastewater needs as conditioned. No information has been submitted that would indicate a substantial impact to water quality.
- g-j. According to the Napa County GIS Floodplain Management layer, and depicted on the site plans submitted with this application, significant portions of the subject property lie within designated floodplain. The project however has been designed such that the only improvements within the 100-year floodplain is the subsurface drip septic field and its reserve field. These improvements are permitted within the floodplain and do not impede flood flows and are not significantly affected in the event of being inundated. Portions of the proposed winery, including the storage/lab building, the solar array, water storage tanks, drive aisles are located within the 500-year floodplain. These improvements are permitted within the 500-year floodplain but flood-proofing of the storage/lab building is required under the Building Code and Flood Plain Management Ordinance administered by the Public Works Department.
- i-j. According to the Napa County GIS Dam Levee Inundation layer, no portion of the site is located within the designated Dam inundation areas. No expose of people or structures to a significant risk of loss, injury or death involving flooding, including flooding would result from the failure of a levee or dam. No inundation by seiche, tsunami, or mudflow will occur given the site's mid-valley floor location. Therefore, the project has no potential to be significantly impacted by dam/levee inundation or tsunami.

Standard conditions of approval addressing hydrology and water quality include:

WELLS:

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 CountyCode section 13.15.070.G-K.

STORM WATER CONTROL

For any construction activity that results in disturbance of greater than one acre of total land area, 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.

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"/>

Impact Discussion:

a-c. The project is an increase in building sizes, visitation and marketing at an existing winery and will not divide an established community. The proposal is a conditional use allowed in the AP (Agricultural Preserve) zoning district and Agricultural Resource designation in the *Napa County General Plan*. According to Napa County Environmental Resource Maps (Natural Diversity Database Overlay), there are no Habitat Conservation Plans or Natural Community Conservation Plan applicable to the project site that would be affected.

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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a. According to Napa County Environmental Resource Maps (Geology Overlay), the project site does not contain any known mineral resources that would be of value to the region and the residents of the state.
- 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"/>

Impact Discussion:

- a-d The project is located in a rural setting. The nearest residence not owned by the applicant is located approximately 800 feet away to the north. Other residences are located to the southeast ranging from approximately 850 ft. to 1,200 ft. away. Given the relatively sparsely populated agricultural and rural residential setting, there is some potential that temporary construction-related noise may impact neighbors. However, once constructed, operation of the winery would be limited primarily to daytime hours and not exceed noise levels in excess of the General Plan established limits. There will be no outdoor events at the facility beyond the enclosed courtyard. Marketing event hours and visitation hours will be limited in accordance with County Code and are required to comply with County noise standards. Construction activities associated with the new building and access roads will result in a temporary, less than significant increase in noise levels in the project vicinity. Furthermore, construction activities will be limited to the hours of 7 am – 7 pm, Monday – Saturday. The project will not create significant ground borne vibrations. The project is not located in the vicinity of a public or private airstrip. Therefore, this project will result in less than significant impacts to noise.
- e. The project site is not located within an airport land use plan nor is it within two miles of a public airport. This project does not expose people residing or working in the project area to excessive noise levels.
- f. The project site is not located 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 type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-c. The project results in the creation of two new full-time winery positions, 2 part-time positions, and 4 seasonal employees. As such, the project will not induce substantial population growth. A home and farm worker housing unit exist on the site and will not be altered as part of this project. No housing units will be displaced. The project will be subject to paying a "fair share" County housing impact fee applicable to all commercial/agricultural development that occurs within the County and which provides funding for construction of affordable housing in the County. The project will not require the addition of new housing.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion: The proposed project would not result in potentially significant adverse impacts on public services.

- a. The project site resides within the unincorporated area of Napa County. The site is currently served by the Napa County Fire Department and Napa County Sheriff's Department. No new facilities or public services would be required as a result of approval of this project. Prior to commencing construction, the project will be subject to the payment of building permit fees which pay for the time and services provided by the County to review and inspect the project. The project is also subject to payment of a housing impact fee, and the assessed value and correspond property tax assessment of the property will be raised based on the valuation of the project increasing the projects fair share contribution toward the provision of public services

The project has been reviewed by the County Fire Marshall, and the Fire Marshall has concluded that the project, as proposed, will comply with all County fire safety requirements. The project will be subject to a detailed Uniform Fire Code analysis prior to issuance of a building permit. At the conclusion of the building permit process, the project will be required to include all fire safety features including the provision

of sufficient, permanent water storage to ensure that the required fire suppression sprinkler system will meet minimum flow requirements for the duration specified in the Uniform Fire Code.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

The proposed project would not result in significant adverse impacts on recreation facilities.

a-b. The project would not significantly increase the use of existing recreational facilities.

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"/>

Impact Discussion:

a-b. Access to the site project will continue to come from an existing driveway on Silverado Trail, a County-maintained major arterial. A traffic study was prepared for the project by the project's civil engineer, Applied Civil Engineering, in conjunction with their request for an exception to not install a left turn lane on Silverado Trail. The study is attached to this initial study. The traffic study was evaluated by the County Transportation Engineer, and the Public Works Department determined that a left turn was not required due to the limited production capacity of the winery, and the limits proposed on visitation and marketing. A deceleration taper will be constructed for southbound vehicles entering the site.

The traffic study indicates that the subject project currently generates an estimated 25 trips daily, of which 2 occur in the P.M peak hour. With the proposed project the property generated trips will increase to 33 daily trips on typical business days, and between 41 daily trips and 57 daily trips on days when marketing events occur, which are proposed 23 times per year. This segment of Silverado Trail currently operates at Level of Service A, however, during the p.m. peak hour turning movements onto Silverado Trail can be delayed for short periods due to through volumes on Silverado Trail. Visitation and Marketing are proposed, and will be conditioned, to occur outside of peak traffic periods. The project will result in an increase of traffic on Silverado Trail of between 9 and 32 vehicles daily, of which less than 10% of those trips are projected to occur within the p.m. peak hour. This additional traffic will not result in a discernable change in traffic volumes on Silverado Trail, nor impact the level of service on Silverado Trail or at any intersections on Silverado Trail. The additional vehicles will be arriving/departing the site throughout the day, and would not result in a noticeable increase in traffic. The project will result in a less than significant impact individually and cumulatively to the surrounding street capacity, traffic load or level of service.

- c. The project will not 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.
- d. The traffic study prepare for this project evaluates the existing property driveway connection to Silverado Trail. The study finds that there are environmental constraints that discourage the installation of a left turn lane into the site. Consequently, the applicant has proposed a project that does not generate significant amounts of additional traffic entering or exiting the site, so as not to warrant construction of a left turn lane. The proposal has been evaluated by the County Transportation Engineer, and found to meet County standards and warrant grant of a Road Exception exempting the project from installation of a left turn lane. A southbound deceleration lane will be constructed on Silverado Trail for vehicles entering the site. The project has been designed to meet County requirements and will not result in an increase in any hazard.
- e-f. The proposed parking spaces will be adequate to accommodate all existing production, visitation and employees.
- g. The proposed project does not conflict with any known policies or plans supporting alternative transportation.

Transportation Standard Condition of Approval:

TRAFFIC

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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

Impact Discussion:

a.-g. All wastewater generated by the project will be directed to an existing approved wastewater disposal systems. A sewage disposal feasibility report has identified a standard septic system and a pre treatment/sub-surface drip system for management of domestic and process water is adequate to serve the proposed winery production and visitation. A feasibility report has been prepared analyzing the project and found to be in compliance with County standards. The project will utilize a local disposal company who has access to a landfill with sufficient capacity to accommodate the projects solid waste disposal needs and ensure compliance with solid waste regulations. This project will have no impact on utilities or service systems.

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"/>

Impact Discussion:

- a) The project has no significant potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) The project has no impacts that are individually limited but cumulatively considerable. Neither this project nor any project nearby will result in cumulative air quality impacts or reduction in Levels of Service for nearby roadways. Further, groundwater usage is within County guidelines. As such, the project as proposed will not have a cumulative effect on the environment.
- c) The project does not pose any substantial adverse effects on human beings, either directly or indirectly.