



A Tradition of Stewardship
A Commitment to Service

COUNTY OF NAPA

DEPARTMENT OF PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

1195 3rd Street, Second Floor

Napa, Calif. 94559

707.253.4417

Notice of Intent to Adopt a Subsequent Mitigated Negative Declaration

Project Title

White Cottage Ranch Winery Use Permit Major Modification Application № P12-00162

Property Owner

Stephen and Denise Adams, 152 South Street, Roxbury, Conn., 06783

County Contact Person, Phone Number and Email

Christopher M. Cahill, Planner, 707.253.4847, chris.cahill@countyofnapa.org

Project Location and APN

The 62.35 and 4.65 acre project parcels are located on the east side of White Cottage Road at its intersection with College Avenue, within the AW (Agricultural Watershed) zoning district. APNs. 018-120-033 & 024-111-009. 501 & 555 White Cottage Ranch Road North, Angwin, Calif., 94508

Project Sponsor's Name and Address

Lawrence Fairchild, 501 White Cottage Road North, Angwin, Calif., 94508, 707.963.9955, lfairchild@whitecottage ranch.com

General Plan Description

AWOS (Agriculture, Watershed, and Open Space)

Zoning

AW (Agricultural Watershed)

Project Description

Major Modification to Use Permit **02130-UP**, as previously modified by **P04-0504-MOD**, to further modify the approved 20,000 gallon per year winery as follows:

- alterations to the existing winery building including the addition of +/- 2,450 sq. ft. of floor area, construction of a new +/- 1,885 sq. ft. covered crush pad, addition of outdoor work areas, and the removal of existing tasting facilities;
- construction of +/- 2,170 sq. ft. of new hospitality space in 3 new integral structures, including a commercial kitchen;
- addition of 17 new parking spaces (2 of which would be ADA accessible), for a total of 25;
- addition of a domestic wastewater treatment and disposal system serving the proposed hospitality structure;
- realignment and reconstruction of portions of the existing winery access road;
- increase in by-appointment tours and tastings visitation from a maximum of 50 per week to a maximum of 32 per day;
- expansion of tours and tastings hours of operation from 10am-4:30pm to 10am-6pm;
- addition of food and wine pairings to tours and tastings visitation;
- a revised and enlarged marketing plan including food and wine pairings with four 24-person events per month, four 50-person events per year, and three 75-person auction-related events per year (in no case shall combined tours and tastings and marketing event visitation exceed 82 persons on any given day);
- increase in on-site employment from 2 FT and 3 PT employees to 10 or fewer employees inclusive;
- Evans Bill (AB2004) on-premise consumption adjacent to the proposed hospitality building;
- 2,947 cubic yards of cut and 1,170 cubic yards of fill with on-site disposal of the net 1,777 cubic yards of cut;

- addition of two 10,000 gallon domestic water tanks;
- a landscape plan including 45-55 Northern California Black Walnut saplings and 10 specimen-sized oaks; and
- like-kind 2/1 replacement of 14 removed trees as further described in a submitted *additional environmental commitment*.

Merger of parcel 024-111-009 (4.65 acres) into the existing winery parcel (APN 018-120-033, 62.35 acres).

Road and Street Standards exception to allow the continuing use of an existing 14' wide winery access driveway between stations 0+00 and 0+50 and between stations 13+70 and 17+78. The remainder of the winery driveway will be improved to the required 18' width.

The project site is not located on the lists enumerated under Section 65962.5 of the Government Code, including, but not necessarily limited to lists of hazardous waste facilities.

Preliminary Determination

Napa County's Director of Planning, Building, and Environmental Services has tentatively determined that the project analyzed in the attached initial study checklist would not have a significant effect on the environment and the County intends to adopt the **subsequent mitigated negative declaration**. Copies of the proposed **subsequent mitigated negative declaration** and all documents referenced therein are available for review at the offices of the Napa County Department of Planning, Building, and Environmental Services, 1195 Third St., Second Floor, Napa, Calif. 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (excepting holidays).


C.M. Cahill, Planner

MARCH 26, 2013
date

Written Comment Period - April 1, 2013 through April 30, 2013

Please send written comments to the attention of C.M. Cahill at 1195 Third St., Second Floor, Napa, CA. 94559, or via e-mail to chris.cahill@countyofnapa.org. A public hearing on this project is tentatively scheduled for the Napa County Planning Commission at 9:00 AM or later on Wednesday May 1st, 2013. You may confirm the date and time of this hearing by calling (707) 253-4417.

COUNTY OF NAPA

Department of Planning, Building, and Environmental Services
 1195 Third St., Second Floor
 Napa, Calif. 94559
 (707) 253-4416

Initial Study Checklist

(form updated September 2010)

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2. **Property Owner:**
Stephen and Denise Adams, 152 South Street, Roxbury, Conn., 06783
3. **County Contact Person, Phone Number and Email:**
Christopher M. Cahill, Planner, 707.253.4847, chris.cahill@countyofnapa.org
4. **Project Location and APN:**
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5. **Project Sponsor's Name and Address:**
Lawrence Fairchild, 501 White Cottage Road North, Angwin, Calif., 94508, 707.963.9955, lfairchild@whitecottage ranch.com
6. **General Plan Description:**
AWOS (Agriculture, Watershed, and Open Space)
7. **Zoning:**
AW (Agricultural Watershed)
8. **Description of Project.**
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9. **Describe the environmental setting and surrounding land uses.**

The project is proposed on a 67 acre site, comprised of two existing (62.35 and 4.65 acre) parcels located on the east side of White Cottage Road at its intersection with College Avenue. As the crow flies, it is about ½ mile northwest of central Angwin and 4 ½ miles north of the City of St Helena. The property presently includes a 5,000 square foot winery approved to produce at up to 20,000 gallons per year, several barns and outbuildings, a small cottage, an on-stream irrigation reservoir, and approximately 30 acres of producing vineyard. Approximately 6,000 square feet of winery caves have been entitled on site but they are yet-to-be constructed. The property dips to as low as 1,680 feet in elevation along its White Cottage Road frontage, runs north and westward along a relatively narrow creek valley centered on a now-dry unnamed blue-line stream which would once have been the headwaters of Conn Creek, and then climbs relatively abruptly to a westerly upland area with elevations between 1,800 and 1,850 feet. The property is located within the Lake Hennessey municipal watershed area, Hennessey being a major source of the City of Napa's municipal water supply. The Howell Mountain Mutual Water Company's Bell Canyon reservoir complex (Deer Lake, Doe Lake, Lake Henne, etc) is located just upslope of the project area, with the lower portions of what is now parcel 024-111-009 located within their mapped dam/levee inundation area; though this project proposes no structural development in the inundation zone.

Based on Napa County environmental resource mapping and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the project area includes soil classified as Boomer Gravelly Loam (30 to 50 percent slopes) and Boomer-Forward-Felta Complex (5 to 30 and 30 to 50 percent slopes). The Boomer Gravelly Loam series is characterized by well drained soils on uplands at elevations ranging from 500 to 2,500 feet; it consists of a material weathered from mixed igneous rocks. Runoff from Boomer Gravelly Loam soils is medium and the threat of erosion is slight. The Boomer-Forward-Felta Complex is characterized by well drained soils on uplands where permeability is moderately slow. Runoff from Boomer-Forward-Felta soils is medium to rapid, depending on slope, with a moderate to severe erosion hazard. Native vegetation types in the project vicinity would have included a mixed upland forest of Douglas fir, Ponderosa pine, Black oak, manzanita, and madrone. The County's geological hazard mapping indicates that the subject parcel is located in a fairly stable geologic zone with no known faulting, landslides, or other identified slope stability issues.

Land uses in the general vicinity of the project are a mix of small to large lot residential uses, active vineyard operations on lots ranging (generally) from 10 to 40 acres, and a few scattered wineries with production ranging from 5,000 to 35,000 gallons annually. Excepting the subject winery, there are no wineries located within ½ mile of the project area. Residential uses in the vicinity are, by the standards of unincorporated Napa County, comparatively extensive with a number of residential lots sized below 10,000 square feet located within ½ mile of the proposed winery; most of which are located to the south and east of White Cottage Road in central Angwin. The Howell Mountain Elementary School, a K-8 facility with a student body of approximately 120, is located directly east of and adjacent to the smaller of the two project parcels. The subject property, and all areas to the north, south, and west, are zoned AW (Agricultural Watershed) and General Plan designated AWOS (Agriculture, Watershed, and Open Space). Lands to the east are zoned RS:B-5 (Residential Single, 5,000 square foot minimum lot size) and General Plan designated AWOS (Agriculture, Watershed, and Open Space).

10. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).
Department of Alcoholic Beverage Control, Federal Taxation Trade Bureau, Regional Water Quality Control Board

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 described herein and/or listed in the file, 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 SUBSEQUENT MITIGATED NEGATIVE

DECLARATION will be prepared.

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

Signature

Date

MARCH 26, 2013

Name: C.M. Cahill for Napa County Planning, Building, and Environmental Services

	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 checked="" type="checkbox"/>	<input 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.-c. Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken-in. As generally described in the **Environmental Setting and Surrounding Land Uses** section, above, the Angwin area is defined by a mix of residential, vineyard, and educational uses set against a backdrop of nearby ridgelines and relatively heavy stands of upland fir and pine dominated forests. The new winery hospitality building proposed here should have only filtered visibility from White Cottage Road, with the approximately 600 foot setback from the roadway doing much to minimize visual impacts. The more than 67 acre property, which has a long history of agricultural use, will be largely unaffected by the project as the winery development area is limited to just slightly more than one acre. Vegetation removal associated with this project includes 14 mature trees, which were removed without County approval subsequent to the submittal of this application. Mitigation designed to address that unpermitted removal are incorporated at **Biological Resources** section, below. Seen as a whole, and as mitigated at **Biological Resources**, nothing in this project will substantially alter a scenic vista or substantially degrade the existing visual character of the site or its immediate surroundings. Impacts related to scenic resources will be less than significant.

d. Pursuant to standard Napa County conditions of approval for wineries, outdoor lighting will be required to be shielded and directed downwards, with only low level lighting allowed in parking areas. The standard winery condition of approval relating to lighting states that;

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, 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. Lighting utilized during harvest activities is not subject to this requirement.

Prior to issuance of any building permit pursuant to this approval, two 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 Planning Division review and approval. All lighting shall comply with the California Building Code.

With standard conditions of approval, this project will not create a substantial new source of light or glare.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES. Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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. Based on a review of Napa County environmental resource mapping, portions of the subject property are designated Farmland of Local Importance (*Department of Conservation Farmlands, 2008* layer), however, the land on which the winery and most of its associated improvements would be located is not designated as special status farmland. The project will not result in the removal of any existing grape vines. General Plan Agricultural Preservation and Land Use policies **Ag/LU-2** and **Ag/LU-13** recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. As a result, this application will not result in the conversion of special status farmland to a non-agricultural use.
- b. As discussed at "a." above, the proposed winery is consistent with the property's AW agricultural zoning. The property is not subject to a Williamson Act contract.
- c. The subject parcels do not include timberland and are not subject to timberland or forestland zoning. The project will not conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code §12220(g), timberland as defined in Public Resources Code §4526, or timberland zoned Timberland Production as defined in Government Code §51104(g).
- d. The subject parcels include neither forestland nor timberland and are not subject to timberland zoning. While 14 trees have been removed (see **Biological Resources**, below), they were scattered around an already-developed site and did not constitute forest resources either individually or cumulatively.
- e. As discussed at "a." and "b." above, the winery and winery accessory uses proposed in this application are defined as agricultural by the Napa County General Plan and are allowed under the parcels' AW (Agricultural Watershed) zoning. Neither this project, nor any foreseeable consequence thereof, would result in changes to the existing environment which would result in the conversion of special status farmland to a non-agricultural use.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a.-c. On June 2, 2010, the Bay Area Air Quality Management District's (BAAQMD or Air District) Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. The thresholds were designed to establish the level at which the District believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on the Air District's website and included in the Air District's May 2011 updated CEQA Guidelines.

On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the thresholds. The court did not determine whether the 2011 thresholds were valid on the merits, but found that their adoption was a project under CEQA. The court issued a writ of mandate ordering the District to set aside the thresholds and cease their dissemination until the Air District had complied with CEQA. The Air District has redacted the thresholds from their published Guidelines but is appealing the Superior Court's decision.

In view of the above, the Air District is no longer recommending that the 2011 thresholds be used as a generally applicable measure of the significance of a given project's air quality impacts, instead the Air District recommends that lead agencies rely on project-specific evidence and their 1999 thresholds of significance (*CEQA Guidelines – Assessing the Air Quality Impacts of Projects and Plans*, BAAQMD, December 1999). While the Air District can no longer recommend the 2011 thresholds, Napa County has found that their application provides substantial evidence that a local project will or will not have a substantial impact on air quality and has chosen to use the thresholds of significance provided in **Table 3-1** (Criteria Air Pollutants & Precursors Screening Levels Sizes) when evaluating projects in Napa County.

The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan. Wineries as proposed here are not producers of air pollution in volumes substantial enough to result in an air quality plan conflict. The project site lies within the Eastern Hills of the Napa Valley, which forms one of the climatologically distinct sub-regions (Napa County Sub region) within the San Francisco Bay Area Air Basin. The topographical and meteorological features of the area create a relatively high potential for air pollution. In the short term, potential air quality impacts are most likely to result from construction activities. Construction emissions would have a temporary effect; consisting 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. The Air District recommends incorporating feasible control measures as a means of addressing construction impacts in their 1999 *CEQA Guidelines*. If the proposed project adheres to these measures, the Air District recommends concluding that construction-related impacts will be less than significant. Relevant best practices are set forth at Table 2 of the 1999 *Guidelines* and are incorporated into the County's standard conditions of project approval.

Over a longer term, emissions resulting from the proposed project would consist primarily of mobile sources, including production-related deliveries and visitor and employee vehicles traveling to and from the winery. The *Bay Area Air Quality Management Plan* states that projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and do not require further study (1999 *Guidelines*, p. 24). The use permit proposed here includes up to 10 full-time employees, 32 busiest-day tours and tasting visitors, and potentially 1 busiest-day production pickup/delivery; meaning that this project should account for 54 maximum daily trips on a harvest-season day with no marketing events. The subject application also proposes occasional marketing events, with up to 75 people at the largest event; at 2.6 persons per car that would add up to 54 additional trips on the day of a large marketing event (note, this analysis actually overstates potential trips as combined tours and tastings and marketing event visitation may not exceed 82 persons on any given day). The resulting theoretical busiest day plus marketing total of 108 project-related trips is well below the established 2,000 vehicle trip threshold of significance.

While the District's Air District's 2011 Guidelines Table 3-1 threshold of significance does not specifically address wineries, it suggests that "quality restaurants" less than 47,000 square feet in size and "light industrial" uses less than 541,000 square feet in size would not generate criteria pollutants in excess of the significance criterion (BAAQD Air Quality Guidelines, Table 3.1). The proposed winery includes approximately 15,000 square feet of floor area related to wine production, which has been deemed equivalent to light industrial uses for purposes of this analysis, and approximately 2,200 square feet of hospitality space, which is akin to a quality restaurant. These figures are far below the Air District's proposed 2011 thresholds.

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.

- d. The project site is located within 500 feet of an elementary school, representing an identified sensitive receptor. In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project construction. Earthmoving and construction emissions would have a temporary effect; consisting 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. The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adhere to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts are considered less than significant:

The permittee shall comply during all construction activities with the Bay Area Air Quality Management District Basic Construction Mitigation Measures as provided in Table 8-1, of their May 2011 draft CEQA Guidelines.

The Table 8-1 mitigation measures are incorporated below.

Furthermore, while earthmoving and construction on the site will generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified in Napa County's standard condition of approval relating to dust:

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. Outdoor construction activities shall not occur during windy periods.

- e. While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of offensive odors or pollutants capable of causing substantial negative impacts to sensitive receptors. Construction-phase pollutants will be reduced to a less than significant level by the above-noted standard condition of approval. The project will not create pollutant concentrations or objectionable odors affecting a substantial number of people.

Mitigation Measures:

1. The project shall comply with BAAQMD Basic Construction Mitigation Measures, inclusive of the following:
 - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - All haul trucks transporting soil, sand, or other loose material off site shall be covered.
 - All visible mud or dirt track out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage requiring same shall be provided for construction workers at all access points.
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Method of Mitigation Monitoring: This Mitigation Measure was drafted by the Air District and is intended to be self enforcing. Complaints or concerns will be addressed by the Planning Division or the Air District as required by law. **RESPONSIBLE AGENCY(IES)-** Planning Division, BAAQMD

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife 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 Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. Napa County Environmental Resource Mapping (*Biological Critical Habitat Areas – Steelhead, California Red-legged Frog, Contra Costa Goldfields, and Vernal Pool Fairy Shrimp; Wetlands and Vernal Pools; CNDDDB; Plant Surveys; Sensitive Biotic Groups; Biological Points and Areas; and Known Fish Presence* layers) indicates the potential presence of a number of candidate, sensitive, or special status species on or near the project site. In response to this known sensitivity, the Planning Division required a biological resources survey, which was completed by Kjeldsen Biological Consulting in Spring and early Summer 2012 (Kjeldsen Biological Consulting, *Biological Resource Survey, White Cottage Ranch LLC, Tasting Room and Production Facility, 555 College Avenue, Angwin, Napa County, CA*, July 15, 2012). The survey, which is based on available resource mapping, a review of relevant recorded biological surveys, and a field survey including April 18, May 18, and June 6, 2012 site visits finds “no evidence of, or potential habitat for” any special status plant species in the project area. Based on the lack of habitat associated with the project site and of other signs of presence, the Kjeldsens find that impacts on animal species including (without limitation) raptors and bats would be less than significant and that it would not, “substantially reduce or restrict the range of listed animals, or have (sic) any significant habitat loss for special-status animal species... there is no evidence that any cumulative biological effects will result from the proposed project.” The project will not have a substantial adverse effect, either directly, through habitat modifications, or cumulatively 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 Wildlife or U.S. Fish and Wildlife Service.
- b. The Napa County Baseline Data Report defines biotic communities as the, “characteristic assemblages of plants and animals that are found in a given range of soil, climate, and topographic conditions across a region.” The Baseline Data Report lists twenty-three communities which are considered sensitive by the California Department of Fish and Wildlife due to their rarity, high biological diversity, and/or susceptibility to disturbance or destruction. According to the Kjeldsen report, sensitive biotic communities potentially located on the applicants’ property include Native Grasslands, Northern Vernal Pools, and Ponderosa Pines. Quoting from the submitted Biological Resource Survey;

*The grasslands within the footprint of the project do not consist of any of the sensitive grassland communities listed by the County Baseline Data Report or DFG. Indicators of native grassland which are present around the project site include blue wild rye (*Elymus glauca*). The densities/abundance/cover of this species is such that it does not indicate significant persistent grassland. The project will not impact any significant populations of native grasslands.*

There are no vernal pools associated with the project site.

Ponderosa Pines are present on the property, but there is no impact to this alliance by the proposed project.

An analyzed in the submitted Kjeldsen report, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

c. Waters of the State

Waters of the State include drainages which are characterized by the presence of a defined bed and bank and which meet Army Corps of Engineers and/or Regional Water Quality Control Board definitions or jurisdiction. Conn Creek, adjacent to the existing access road, qualifies as Waters of the State." The existing access road is along the top of bank of the creek. While the abandonment and removal of the existing road and road base in favor of a new driveway location outside of County-required stream setbacks is part of the project proposed here, no work is proposed within the bed or channel of the creek. The submitted Kjeldsen report finds that the restoration and revegetation proposed in place of the existing entry drive will have a net positive impact on Conn Creek and will not have a substantial adverse effect in and of itself.

Seasonal Wetlands

Seasonal Wetlands usually denote areas where the soil is seasonally saturated. To be classified as a wetland, the duration of saturation or inundation by water must be extensive enough to cause the soils themselves to be altered or adapted to the wetland condition. Varying degrees of pooling or ponding and saturation will produce different edaphic and vegetative responses. These soil and vegetative clues, as well as hydrologic features, are used to define the wetland type. Seasonal wetlands typically take the form of shallow depressions and swales that may be intermixed with a variety of upland habitat types. Seasonal wetlands are subject to the jurisdiction of the US Army Corps of Engineers under Section 404 of the *Clean Water Act* and Section 10 of the *Rivers & Harbors Act of 1899*. According to the submitted Kjeldsen report, "there are no potential seasonal wetlands associated with the project footprint."

Riparian Vegetation

A riparian zone or riparian area is the sensitive interface between the land and a river or a stream. Riparian vegetation functions to control water temperature, bank stabilization, and rate of runoff; to regulate nutrient supply, wildlife habitat, release of allochthonous ("denoting a sediment or rock that originated at a distance from its present position") material, and the release of woody debris which functions as habitat; it also slows nutrient release and protects aquatic organisms. According to the submitted Kjeldsen report, "the project will not impact any riparian vegetation."

As noted above, impacts on protected wetlands or watercourses through direct removal, filling, hydrological interruption, or other means will be less than significant.

d. According to the submitted Kjeldsen biological report;

There are no identifiable wildlife corridors through the property. (While) small game trails and deer trails were observed on the project site and property, no significant wildlife corridors will be impacted by the proposed project. The project will not impact any migratory fish on or off site, provided standard erosion control measures are implemented. Revegetation of the stream setback zone and proposed native tree plantings along the new access road will enhance the wildlife habitat for the area.

...No significant wildlife dens or burrows were observed.

As analyzed above, impacts on wildlife habitat and wildlife corridors will be less than significant.

e. While Napa County does not have a tree preservation ordinance, General Plan Policy **CON-24** requires the County to "maintain and improve oak woodland habitat" and Napa County Code §18.108.100 (Conservation Regulations) states that;

Existing trees six inches in diameter or larger, measured at diameter breast height, (DBH), or tree stands of trees six inches in diameter (DBH) or larger located on a site for which either an administrative or discretionary permit is required shall not be

removed until the required permits have been approved by the decision-making body and tree removal has been specifically authorized.

At some point subsequent to the filing of the present application with the Planning Division, the applicants removed 14 trees from the smaller APN 024-111-009 parcel. According to documentation submitted after the felling at the request of planning staff, the removed trees included six 8" to 14" dbh (diameter at breast height) Black oaks, three Douglas firs from 22' to 40" dbh, two Valley oaks at 8" and 16" dbh, a 16" dbh Grey pine, a 20" dbh Ponderosa pine, and an 8" dbh plum.

Where trees are removed without required County approval, the Conservation Regulations require that;

Vegetation required to be preserved but removed either advertently or inadvertently, or before any required permit has been issued, shall be replaced with fifteen-gallon trees at a ratio of 2:1 at locations approved by the director or designee, or replaced with smaller trees at a higher ratio to be determined by the director or designee.

This project proposes substantial new tree plantings, including 45 to 55 sapling Northern California Black walnuts and 10 specimen-sized Coast live oaks. In addition, the applicants have agreed to a supplemental environmental commitment as follows:

Prior to the issuance of a building permit for any work associated with this project, the permittee shall submit a tree replacement plan for the review and approval of the Planning Director (or her designee.) The submitted plan shall provide for the planting, protection, and irrigation (as necessary) of like-kind replacement trees for the 14 trees improperly removed. Such replacement shall be at a ratio of 2 to 1 and trees shall be no smaller than 15 gallons in size. Replacement trees shall be planted on site or, with the prior written permission of the relevant land manager, on the Howell Mountain Elementary School and/or the Las Posadas State Experimental Forest properties. The permittee may, alternately, make a one-time cash donation to the Las Posadas State Experimental Forest in an amount equal to or greater than \$2,500 (the approximate cost of 2 to 1 like kind replacement trees) to fund their ongoing forest management program. Any and all tree planting shall be completed, and protection and irrigation installed prior to project final.

As amended by the above environmental commitment, which has been incorporated into the scope of the proposed use permit modification, the project does not substantially conflict with local policies protecting trees and woodland resources.

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

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. According to Napa County Environmental Resource Mapping (*historic sites* layer), no historic resources are known to be located on or in the direct vicinity of the project site. Neither this project nor any foreseeable resulting ministerial activity will cause a substantial adverse change in the significance of a historic resource.

White Cottage Ranch Winery

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- b. Archeological evidence indicates that human occupation of California began at least 10,000 years ago. Early occupants appear to have had an economy based largely on hunting, with limited exchange, and social structures based on the extended family unit. Later, milling technology and an inferred acorn economy were introduced. This diversification of economy appears to have evolved along with the development of more permanent settlements, population growth, and expansion. Sociopolitical complexity and status distinctions based on wealth are also observable in the archeological record, as evidenced by an increased range and distribution of trade goods such as shell beads and obsidian tool stone, which are possible indicators of both status and increasingly complex exchange systems. At the time of European settlement, Napa County was primarily settled by people speaking Southern Wappo and Patwin dialects. The Patwin and Southern Wappo were hunter-gatherers who lived in rich environments that allowed for dense populations with complex social structures. They settled in large permanent villages which were surrounded by a great many seasonal camps and other task-specific sites. Primary village sites were occupied throughout the year and other sites were visited in order to procure particular resources that were especially abundant or available only during certain seasons. Sites often were situated near fresh water sources and in areas where plant and animal life were diverse and abundant.

According to Napa County Environmental Resource Mapping (*archaeology surveys, archeology sites, archeologically sensitive areas, and archeology flags* layers), the project is located within an identified archeological sensitivity area. An archaeological resource survey was conducted on the larger parcel (APN 018-120-033) in July, 1999 as a component of the County's review of the original development of a winery on the property (Strother, *A Cultural Resources Evaluation of the White Cottage Ranch, Angwin, Napa County, California*, July 6, 1999). That survey concluded that the area under and around the existing winery building is not likely to contain significant archaeological resources. However, the 1999 study did not analyze the smaller APN 024-111-009 parcel, where most of the development proposed in this application would be located, as it was under separate ownership at the time. Planning staff requested an updated survey and the applicant contracted with Tom Origer & Associates of Rohnert Park, who submitted a cultural resources report dated August 17, 2012 (Del Bondio, *Addendum Letter Report for the White Cottage Ranch Winery Project, Napa County*). The Origer report identifies CEQA-significant architectural resources on the property and details a series of mitigation measures designed to reduce impacts to a less than significant level. As analyzed in the submitted report and as mitigated herein, there is a less than significant likelihood that the project will cause a substantial adverse change in the significance of an archeological resource.

- 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 ministerial activity will cause a substantial adverse change in the significance of a paleontological or geological resource.
- d. While no formal cemeteries are known to exist within the project area, as noted above there is a significant possibility that Native American burials occurred on the site. Public Resources Code §5097.98, Health and Safety Code §7050.5, and CEQA §15064.5(e) detail the procedures to follow in case of the accidental discovery of human remains, including requirements that work be stopped in the area, that the County Coroner be notified, and that the most likely descendants be identified and notified via the Native American Heritage Commission. Mitigation measures adopted pursuant to "b.", above, require archeologist and Native American monitoring of excavation on site. As mitigated herein, impacts to human remains will be less than significant.

Mitigation Measures:

2. Prior to the issuance of a grading permit for any work associated with this approval, the project archeologist shall flag the probable extent of the archeological site and a fence shall be installed at its boundary and signed "**Keep Out – Environmentally Sensitive Area**".

Prior to the issuance of a building permit, the applicant shall submit final fencing plans for the review and approval of the Planning Director. The only work allowed within the fenced exclusion area shall be the removal of the existing driveway, and that work shall be monitored by an archeologist and a member of the Native American community as required below. No equipment or material storage is allowed within the fenced exclusion area.

Method of Mitigation Monitoring: This Mitigation Measure requires construction of an exclusion fence prior to the issuance of a grading permit. **RESPONSIBLE AGENCY(IES)-** Planning Division, Engineering Services Division

3. A qualified archeologist and a Native American monitor as determined by the Mishewal Wappo community shall be on site to monitor all grading occurring on the smaller APN 024-111-009 parcel. Prior to the issuance of a grading or building permit, the permittee shall submit an executed contract with a qualified archeologist providing for the required monitoring for the review and approval of the Planning Director (or her designee).

Following completion of grading, the project archeologist shall submit a report of findings for the review and approval of the Planning Director (or her designee).

Method of Mitigation Monitoring: This Mitigation Measure requires monitoring by a qualified archeologist as well as a member of the Native American community. A report of findings must additionally be submitted to the Planning Division. **RESPONSIBLE AGENCY(IES)-** Planning Division

4. The permittee shall ensure that all work is halted within 35 feet of any 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 the project archeologist has evaluated the find, developed any mitigation measures needed, prepared a mitigation proposal, and filed said proposal with the Napa County Department of Planning, Building, and Environmental Services for the review and approval of the Planning Director (or her designee).

The permittee is also notified that archeological finds may be subject to the requirements of Public Resources Code §5097.98, Health and Safety Code §7050.5, and CEQA §15064.5(e). 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.

Method of Mitigation Monitoring: This Mitigation Measure requires that work be stopped and any finds reported to the Planning Division and other responsible agencies should archeological materials be discovered during construction. If requirements are not complied with, building permits and permit finals will not be issued. **RESPONSIBLE AGENCY(IES)-** Planning Division, County Coroner, Native American Heritage Commission

	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? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D4829.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- ai. There are no known faults on the project site as shown on the most recent Alquist-Priolo earthquake fault map. As such, the proposed facility would not result in the rupture of a known fault.
- aii. All areas of the Bay Area are subject to strong seismic ground shaking. The proposed improvements must comply with all the latest building standards and codes at the time of construction, including the California Building Code, which will function to reduce any potential impacts to a less than significant level.
- aiii. No subsurface conditions have been identified on the project site that would indicate a high susceptibility to seismic-related ground failure or liquefaction. Napa County Environmental Resource Mapping (*liquefaction* layer) indicates that the project area is generally subject to a "very low" tendency to liquefy. The proposed winery 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 related to liquefaction to a less than significant level.
- aiv. Napa County Environmental Resource Maps (*landslide line, landslide polygon, and landslide geology* layers) do not indicate the presence of landslides or slope instability on the property.
- b. Based on Napa County environmental resource mapping and the *Soil Survey of Napa County, California* (G. Lambert and J. Kashiwagi, Soil Conservation Service), the project area includes soil classified as Boomer Gravelly Loam (30 to 50 percent slopes) and Boomer-Forward-Felta Complex (5 to 30 and 30 to 50 percent slopes). The Boomer Gravelly Loam series is characterized by well drained soils on uplands at elevations ranging from 500 to 2,500 feet; it consists of a material weathered from mixed igneous rocks. Runoff from Boomer Gravelly Loam soils is medium and the threat of erosion is slight. The Boomer-Forward-Felta Complex is characterized by well drained soils on uplands where permeability is moderately slow. Runoff from Boomer-Forward-Felta soils is medium to rapid, depending on slope, with a moderate to severe erosion hazard. The proposed project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance, which addresses sediment and erosion control measures and dust control, as applicable, to ensure that development does not impact adjoining properties, drainages, and roadways.
- c.-d. Bedrock underlays the soils in the project area. Based on Napa County Environmental Sensitivity Mapping (*liquefaction* layer) the project site has a "very low" liquefaction predilection. Construction of the facility must comply with all the latest building standards and codes at the time of construction, including the California Building Code, which will function to reduce any potential impacts to a less than significant level.
- e. The Napa County Division of Environmental Health 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 proposed septic improvements. Please see the **HYDROLOGY AND WATER QUALITY** section, below, for a discussion of proposed wastewater treatment improvements.

Mitigation Measures: No mitigation measures are required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII.	GREENHOUSE GAS EMISSIONS. Would the project:				
a)	Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a./b. Overall increases in Greenhouse Gas (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 in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan.

Consistent with these General Plan action items, Napa County participated in the development of a community-wide GHG emissions inventory and emission reduction framework for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

In 2011, the Bay Area Air Quality Management District (BAAQMD) released CEQA Project Screening Criteria and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents (CO₂e)]. While the Air District can no longer recommend the 2011 thresholds, as discussed under **AIR QUALITY**, this threshold of significance is appropriate for evaluating projects in Napa County.

During our ongoing planning effort, the County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy **CON-65(e)**. Pursuant to State CEQA Guidelines §15183, because this initial study assesses a project that is consistent with an adopted General Plan for which an environmental impact report (EIR) was prepared, it appropriately focuses on impacts which are "peculiar to the project," rather than the cumulative impacts previously assessed.

The applicant proposes to incorporate GHG reduction methods including: the planting of more than 50 long-lived hardwood trees including walnuts and oaks, reuse of reclaimed materials, zero potable water irrigation, and employee transportation demand management.

The project's 2020 "business as usual" emissions were calculated by the Planning Division's GHG Czarina using California Emissions Estimator Model (CalEEMod) GHG modeling software, resulting in modeled annual emissions of 302 metric tons of carbon dioxide and carbon dioxide equivalents (MT CO₂e). The proposed project has been evaluated against the BAAQMD thresholds and it has been determined that the project would not exceed the 1,100 MT/yr of CO₂e threshold.

GHG Emission reductions from local programs and project level actions, such as application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those winery features noted above would combine to reduce emissions by 8% below "business as usual" level in 2020. The increase in emissions expected as a result of the project will be relatively modest and the project is in compliance with the County's efforts to reduce emissions as described above. For these reasons, project impacts related to GHG emissions are considered less than significant.

Mitigation Measures: No mitigation measures are required.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 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 Division of Environmental Health prior to occupancy of the new winery facility. Such plans provide information on the type and amount of hazardous materials stored on the project site. The proposed project will not result in a significant risk of release of hazardous materials into the environment.
- c. The project site is located directly adjacent to Howell Mountain Elementary School. As noted above, a Hazardous Materials Management Plan will be required by the Division of Environmental Health prior to occupancy of the new winery facility. Such plans provide information on the type and amount of hazardous materials stored on the project site. The proposed project will not result in a significant risk of release of hazardous materials into the environment or handle hazardous or acutely hazardous materials, substances, or waste.
- d. Napa County environmental resource mapping (*hazardous facilities* layer) indicates that the subject property is not on any known list of hazardous material sites.
- e.-f. The project site is located slightly more than .8 miles from the Angwin Parrett Field, a public use airport. Angwin Parrett Field has an adopted Airport Compatibility Land Use Plan and the project is not located within an airport compatibility zone. The project will not result in a safety hazard for people residing or working in the project area
- g. The project has been designed to comply with emergency access and response requirements and has been reviewed by the Napa County departments responsible for emergency services; it will not have a negative impact on emergency response planning.
- h. The project is located in an area dominated by thick forest. Standard conditions related to fire protection and adequate fire flow capacity will be incorporated consistent with the County Fire Department's approval memorandum. Exposure of persons or structures to risks associated with wildland fire is expected to be less than significant.

Mitigation Measures: No mitigation measures are required.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project will not violate any water quality standards or waste discharge requirements. The applicant has submitted a project Septic Feasibility Report (Paul Bartelt, *Wastewater Disposal Feasibility Study, White Cottage Ranch Winery*, May 2012) which proposes enlarging the existing production building leachfield by slightly more than 100 linear feet to accommodate an estimated 100 gallons per day of additional effluent (largely generated by the proposed increase in employees at the production building). Due to the relatively large distance between the two facilities, an entirely new domestic wastewater treatment and disposal system is proposed at the hospitality building. That system would include a standard septic tank with a grease interceptor and outlet screening, along with approximately 1,200 square feet of septic field.

The Environmental Health Division has reviewed the proposed domestic and process wastewater systems and recommends approval as conditioned. Additionally, the applicant will be required to obtain all necessary permits from the Engineering Services Division, including a Stormwater Pollution Management Permit. Said permit(s) will provide for adequate on-site containment of runoff during storm events through placement of siltation measures around the development area.

Consistent with General Plan Policy **CON-50c** ("The County will take appropriate steps to protect surface water quality and quantity, including... requiring... discretionary projects to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development is not greater than predevelopment conditions"), submitted post-construction stormwater runoff documentation indicates that runoff curve numbers do not increase as a result of this project, as a result there will be no net increase in post-construction peak runoff during 2-, 10-, 50-, and 100-year storm events.

- 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 combined 67 acre subject hillside-area property has a water availability calculation of 33.51 acre feet per year (af/yr), which is arrived at by multiplying its 67 acre size by a 1/2 af/yr/acre fair share water use factor. According to the applicant, existing water usage on the parcel is approximately 28.51 af/yr, including .53 af/yr for winery water use, .18 af/yr for landscape and orchard irrigation, and 27.8 af/yr for irrigation of established vineyards. Approximately 1.2 acres of additional vineyard area were approved by County agricultural Erosion Control Plan #98551; upon their eventual installation, water use would increase to 29.71 af/yr. The Howell Mountain Mutual Water Company has previously served residential uses on the smaller parcel and they have provided a will serve letter indicating that they will serve drinking water to the winery on an ongoing basis. As a result, visitor water use is not subject to the Phase 1 water use calculus. Based on these figures, the project would be below the established threshold for groundwater use on the property. The County is not aware of, nor has it received any reports of, groundwater shortages near the project area. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

- c.-e. There are no existing or planned stormwater systems that would be affected by this project. As the project will likely result in disturbance to more than one acre of land, the permittee will be required to comply with the requirements of the Regional Water Quality Control Board addressing stormwater pollution during construction. The area surrounding the project is pervious ground that is planted to vineyards or left in a natural wooded state and has the capacity to absorb runoff.

The 60/40 vegetation retention analysis submitted with this project to illustrate consistency with the requirements of the Conservation Regulations (Michael Grimes, "White Cottage Winery 60/40 Vegetation Clearing Exhibit", December 5, 2012) indicates that, upon completion of this project, only 61% of the 1993 tree canopy on parcel 018-120-033 will have been retained. Because the Conservation Regulations require retention of no less than 60% of the tree canopy on properties which, like this one, are located within Municipal Watersheds, the property owner will have to prove compliance with the 60% tree canopy retention requirement before any additional vineyard (including vineyards previously entitled but not yet planted) can be developed. A mitigation measure addressing the same is incorporated below. As mitigated, impacts on runoff and erosion will be less than significant.

- f. There is nothing included in this proposal that would otherwise substantially degrade water quality. As discussed in greater detail at, "a.," above, the Division of Environmental Health has reviewed the proposed wastewater improvements and has found the system adequate, as conditioned, to meet the facility's septic and process wastewater treatment and disposal needs. No information has been encountered that would indicate a substantial impact to water quality.
- g. This project proposes no housing development. No housing will be placed within a mapped flood zone.
- h.-i. According to Napa County environmental resource mapping (*Flood Zones* and *Dam Levee Inundation* layers), while portions of the property are located within the Bell Canyon reservoir dam/levee inundation area, no portion of the winery development proposed here is to be located within a mapped floodplain or dam levee inundation area. This project will not expose people or structures to significant risks associated with flooding.
- j. In coming years, higher global temperatures are expected to raise sea level by expanding ocean water, melting mountain glaciers and small ice caps, and causing portions of Greenland and the Antarctic ice sheets to melt. The Intergovernmental Panel on Climate Change estimates that the global average sea level will rise between 0.6 and 2 feet over the next century (IPCC, 2007). However, the project area is located at approximately 1,750 feet in elevation and there is no known history of mud flow in the vicinity. The project will not subject people or structures to a significant risk of inundation from tsunamis, seiche, or mudflow.

Mitigation Measures:

5. Prior to the issuance of any future grading or building permits for the property now known as APN 018-120-033 and prior to the installation of any new or additional vineyard or landscape areas thereon (whether previously entitled, newly proposed, or not otherwise subject to County erosion control plan permitting) the property owner shall submit a 60/40 vegetation retention analysis consistent with the requirements of the Conservation Regulations for the review and approval of the Planning Director (or her designee). 60% of the 1993 tree canopy and 40% of the brush and grass must be retained.

Method of Mitigation Monitoring: This Mitigation Measure requires submission of a 60/40 vegetation retention analysis prior to any grading work. If requirements are not complied with, building permits and permit finals will not be issued. **RESPONSIBLE AGENCY(IES)-** Planning Division, Engineering Services Division

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. 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. The proposed project is located in an area dominated by agricultural, residential, and open space uses and the improvements proposed here are in support of ongoing agricultural uses county-wide, as they provide a market for grapes grown within Napa County. This project will not divide an established community.
- b. The subject parcel is located in the AW (Agricultural Watershed) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The project is fully compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

Agricultural Preservation and Land Use Policy **AG/LU 1** of the 2008 General Plan states that the County shall, "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." The property's General Plan land use designation is AWOS (Agriculture, Watershed, and Open Space), which allows "agriculture, processing of agricultural products, and single-family dwellings." More specifically, General Plan Agricultural Preservation and Land Use Policy **AG/LU-2** recognizes wineries and other agricultural processing facilities, and any use clearly accessory to those facilities, as agriculture. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan.

The proposed use of the property for the "fermenting and processing of grape juice into wine" (NCC §18.08.640) supports the economic viability of agriculture within the county consistent with General Plan Agricultural Preservation and Land Use Policy **AG/LU-4** ("The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space...") and General Plan Economic Development Policy **E-1** ("The County's economic development will focus on ensuring the continued viability of agriculture...").

The General Plan includes two complimentary policies requiring that new wineries, "...be designed to convey their permanence and attractiveness." (General Plan Agricultural Preservation and Land Use Policy **AG/LU-10** and General Plan Community Character Policy **CC-2**). The new winery hospitality building proposed here is highly designed and generally in keeping with its setting. Changes to the winery production building are minimal and generally positive. The proposed winery additions will convey the required permanence and attractiveness.

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

Mitigation Measures: No mitigation measures are required.

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

Discussion:

- a.-b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on the project site (*Mines and Mineral Deposits*, Napa County Baseline Data Report, Figure 2-2). The nearest known resource is the former Basalt Rock Company Glass Mountain operation, which was located adjacent to the Silverado Trail, to the south.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. 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 checked="" type="checkbox"/>	<input 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.-d. The proposed project will result in a temporary increase in noise levels during the project construction phase. Construction activities will be limited to daylight hours using properly muffled vehicles; and, as a result, noise generated during this time is not anticipated to be significant. The proposed project would not result in long-term significant construction noise impacts. Construction activities would generally occur during the period between 7 am and 7 pm on weekdays- normal waking hours. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (N.C.C. Chapter 8.16).

Noise from winery operations is generally limited; however, the proposed marketing plan could create additional noise impacts. The submitted marketing plan includes a number of annual events, three of which would include up to 75 visitors. The Napa County Exterior Noise Ordinance, which was adopted in 1984, sets the maximum permissible received sound level for a rural residence as 45 db between the hours of 10 p.m. and 7 a.m. While the 45 db limitation is strict (45 db is roughly equivalent to the sound generated by a quiet conversation), much of the area around the proposed winery is given over to agricultural uses and standard winery conditions of approval are designed to minimize noise impacts on neighboring properties associated with outdoor amplified music by requiring;

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

In addition, continuing enforcement of Napa County's Exterior Noise Ordinance by the Environmental Health Division and the Napa County Sheriff, including a separate and reinforcing prohibition against outdoor amplified music, will ensure that marketing events and other winery activities do not create a significant noise impact.

- e.-f. The project site is located slightly more than .8 miles from the Angwin Parrett Field, a public use airport. Angwin Parrett Field has an adopted Airport Compatibility Land Use Plan and the project is not located within an airport compatibility zone. The project will not expose people residing or working in the area to significant excessive noise levels.

Mitigation Measures: No mitigation measures are required.

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

Discussion:

- a. The Association of Bay Area Governments' *Projections 2009* figures indicate that the total population of Napa County is projected to increase some 7.2% by the year 2035, while county-wide employment is projected to increase by 29% in the same period (Metropolitan Transportation Commission, *Superdistrict and County Summaries of ABAG's Projections 2009, 2000-2035 Data Summary*, September 2009). The new employee positions which are part of this project may lead to some population growth within Napa County, however, the project will be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs. Relative to the county's projected low to moderate growth rate and overall adequate programmed housing supply, any resulting population growth does not rise to a level of environmental significance.

Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code §65580, the County of Napa must facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Similarly, CEQA recognizes the importance of balancing the prevention of environmental damage with the provision of a "decent home and satisfying living environment for every Californian." (See Public Resources Code §21000(g).) The 2008 General Plan sets forth the County's long-range plan for meeting regional housing needs, during the present and future housing cycles, while balancing environmental, economic, and fiscal factors and community goals. The policies and programs identified in the General Plan Housing Element function, in combination with the County's housing impact mitigation fee, to ensure an adequate cumulative volume and diversity of housing. Cumulative impacts on the local and regional population and housing balance will be less than significant.

- b.-c. The applicants previously received a demolition permit and County approval to remove residences located on the smaller APN 024-111-009 parcel. Those residences having been removed well in advance of the submission of this application and before the County had any discretionary review before it, the existing no-residence condition represents the baseline for this review. As a result, this application will not displace existing housing or a substantial number of people and will not necessitate the construction of replacement housing elsewhere.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. 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. Public services are currently provided to the subject parcel and, as a result, the additional demand placed on existing services resulting from the project will be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshal conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire and Public Works Departments as well as the Division of Engineering Services have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. Impacts to parks will be limited-to-nonexistent. County revenue resulting from building permit fees, property tax increases, and taxes from the sale of wine and wine-related products will help meet the costs of providing public services to the facility. The proposed project will have a less than significant impact on public services.

Mitigation Measures: No mitigation measures are required.

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

Discussion:

- a. This application proposes additions to an existing winery, including construction of new winery facilities and systems, new on-site employment, tours and tasting by appointment, and a number of marketing events. No portion of this project, nor any foreseeable result thereof, would significantly increase the use of existing recreational facilities.
- b. This project does not include new recreational facilities of any description.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. 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 and/or conflict with General Plan Policy CIR-16 , which seeks to maintain an adequate Level of Service (LOS) at signalized and unsignalized intersections, or reduce the effectiveness of existing transit services or pedestrian/bicycle facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the Napa County Transportation and Planning 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) Conflict with General Plan Policy CIR-23 , which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a.-b. The site is located on White Cottage Road at its intersection with College Avenue, ½ mile northwest of the central Angwin and 4 ½ miles north of the City of St Helena. White Cottage Road is a rural collector road, primarily serving local traffic in and around Angwin and it consists of two travel lanes with 10-15 feet of dirt shoulders in the vicinity of the proposed winery. Access to the proposed hospitality building would be from a relocated 18 foot wide driveway commencing at the location of the existing driveway access at the College Avenue intersection. From the hospitality building north and west to the winery production building the applicant proposes to utilize the existing nonconforming driveway 14' to 18' wide driveway approved by the County in 2003 as a component of Use Permit **02130-UP** as later modified by **P04-0504-MOD**.

Traffic counts were most recently completed on White Cottage Road by the Department of Public Works in August 2007. August is a period of relatively high traffic in the Napa Valley due to the seasonal influx of tourists. Measurements were taken just north of the intersection with Howell Mountain Road, and they indicate that the road sees a daily average of 730 trips northbound and 823 trips southbound. Peaking is highly correlated with school hours at Howell Mountain Elementary. As analyzed at **Air Quality**, above, the use permit proposed here includes up to 10 full-time employees, 32 busiest-day tours and tasting visitors, and potentially 1 busiest-day production pickup/delivery; meaning that the project should account for 54 maximum daily trips on an average harvest-season day (this assumes 1.05 occupants per employee car and 3.2 daily trips per employee and 2.6 occupants per visitor car- all per *Napa County Winery Traffic Generation Characteristics*). Staffing, marketing event, and operations hours will be conditioned to avoid peak travel times and 54 daily trips represents less than a 4% increase in the existing traffic loading on White Cottage Road, assuming very conservatively that no winery traffic uses College Avenue. 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. There will be no impact to existing transit services or pedestrian/bicycle facilities

- c. The proposed project will not result in any change to air traffic patterns.
- d.-e. The applicants' request includes a Road and Street Standards exception to allow the continuing use of an existing 14' wide winery access driveway between stations 0+00 and 0+50 and between stations 13+70 and 17+78. The remainder of the winery driveway will be improved to the required 18' width. Environmental constraints such as steep slopes and the adjacent blue line stream represent substantial

hindrances to the widening of the existing driveway in those sections in which exceptions are requested. The Department of Public Works and Division of Engineering Services have reviewed project access and are supportive of the proposed request with a condition addressing sightlines on the upper drive, to wit;

From STA 13+70 to STA 17+78 allow for an approximately 430 ft section of reduced road width to allow an overall 12 ft wide driveway when the RSS requirement is 20 ft for a Commercial Drive. This reduction in width is to accommodate the existing stream, stream setback, and the steep slopes on either side of the driveway. The applicant's engineer has proposed that the four manzanitas at the approximate midpoint (STA 16+05) of this segment of driveway be removed and that the slope be smoothed out in this area to improve sight distance. In order to smooth the hillside the engineer proposes to remove approximately between 5 cu yds to 10 cu yds of material at approximately STA 16+05. As part of this proposal the applicant is proposing to install signage along this entire section of driveway that will prohibit the parking of vehicles. The signage plan will be submitted with the building plans.

The Napa County Fire Marshall has reviewed this application and has identified no significant impacts related to emergency vehicle access provided that standard conditions of approval are incorporated. Project impacts related to traffic hazards and emergency access are expected to be less than significant.

- f. This application proposes adding 17 new parking spaces (2 of which would be ADA accessible), for a total of 25. The winery would have up to 10 employees along with 32 busiest-day by-appointment tours and tasting visitors. Given those figures, the facility would appear to be adequately parked. The project will not conflict with General Plan Policy **CIR-23** so as to cause potentially significant environmental impacts.
- g. There is no aspect of this proposed project that will conflict with any adopted policies, plans or programs supporting alternative transportation. The project is accessible by bike.

Mitigation Measures: No mitigation measures are required.

		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 type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

White Cottage Ranch Winery

Use Permit Major Modification N° P12-00162

- a. The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board and will not result in a significant impact on the environment relative to wastewater discharge. Wastewater disposal will be accommodated on-site and in compliance with State and County regulations.
- b. This application proposes enlargement of an existing domestic/process wastewater treatment and disposal system and installation of new domestic wastewater system at the hospitality building as described at **HYDROLOGY AND WATER QUALITY**, above. The Napa County Division of Environmental Health has reviewed the proposed domestic and process wastewater systems and recommends approval as conditioned. Required wellhead setbacks and ongoing monitoring of the facility's wastewater systems by the Division should reduce any impacts on water quality to less than significant levels. The new wastewater treatment and disposal system will not result in significant environmental impacts over permitted baseline levels.
- c. The project will not require or result in the construction of new storm water drainage facilities or an expansion of existing facilities which would cause a significant impact to the environment.
- d. As discussed at the **HYDROLOGY AND WATER QUALITY** section, above, groundwater usage will increase slightly, but will remain below the property's fair share volume. Domestic water will be served by the Howell Mountain Mutual Water Company and they indicate that they have ample water supplies available from existing entitlements and improvements. No new or expanded entitlements are necessary.
- e. Domestic wastewater will be treated on-site and will not require a wastewater treatment provider. Process wastewater will likewise be treated and disposed of on-site consistent with the requirements of the Napa County Division of Environmental Health.
- f. The project will be served by a landfill with sufficient capacity to meet the project's demands. No significant impact will occur from the disposal of solid waste generated by the project.
- g. The project will comply with all federal, state, and local statutes and regulations related to solid waste.

Mitigation Measures: No mitigation measures are required.

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

Discussion:

- a. The project will have a less than significant impact on wildlife resources. No sensitive resources or biologic areas will be converted or affected by this project. Also as analyzed and mitigated above, the project will not result in a significant loss of native trees, native vegetation, or important examples of California's history or pre-history.
- b. As discussed above, and in particular under **Air Quality, Biological Resources, Transportation/Traffic, and Population and Housing**, the proposed project does not have impacts that are individually limited, but cumulatively considerable.

- c. There are no environmental effects caused by this project that would result in substantial adverse effects on human beings, whether directly or indirectly. No hazardous conditions resulting from this project have been identified. The project will not have any environmental effects that will result in significant impacts.

Mitigation Measures: No additional mitigation measures are required.

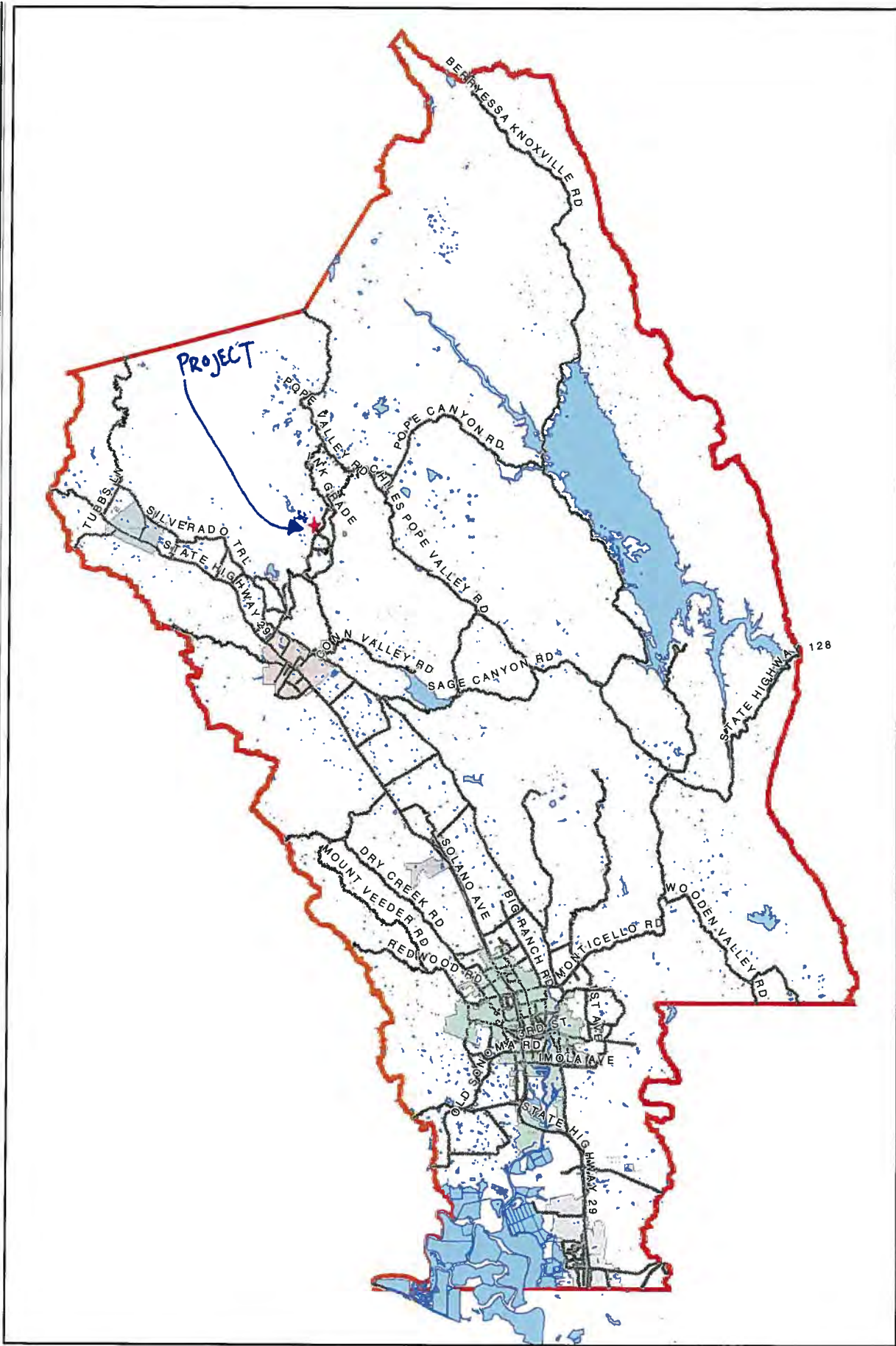
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVIII. SUBSEQUENT NEGATIVE DECLARATION				
a) Are substantial changes proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Are substantial changes proposed in the project which will require major revisions of the previous EIR or negative declaration due to a substantial increase in the severity of previously identified significant effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to a substantial increase in the severity of previously identified significant effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Has new information of substantial importance been identified, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted which shows any of the following:				
1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Significant effects previously examined will be substantially more severe than shown in the previous EIR.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents have declined to adopt the mitigation measure or alternative.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents have declined to adopt the mitigation measure or alternative.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a.-e. The Napa County Planning Commission adopted a mitigated negative declaration addressing the White Cottage Ranch Winery as originally permitted in February 2003, as a component of their review of Use Permit #02130-UP. This mitigated declaration follows upon that document, and is therefore "subsequent" as a CEQA term of art. New environmental effects resulting from proposed changes, altered severity, altered conditions, or new information are addressed in their respective sections above. Except as analyzed and mitigated for herein, here are no changes proposed in this project which will require major revisions to previous environmental documents.



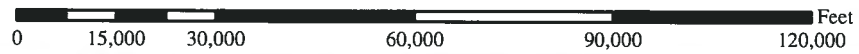
A Tradition of Stewardship
A Commitment to Service



Legend

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

Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet
Disclaimer: This map was prepared for
informational purpose only. No liability
is assumed for the accuracy of the
data delineated hereon.



County of Napa

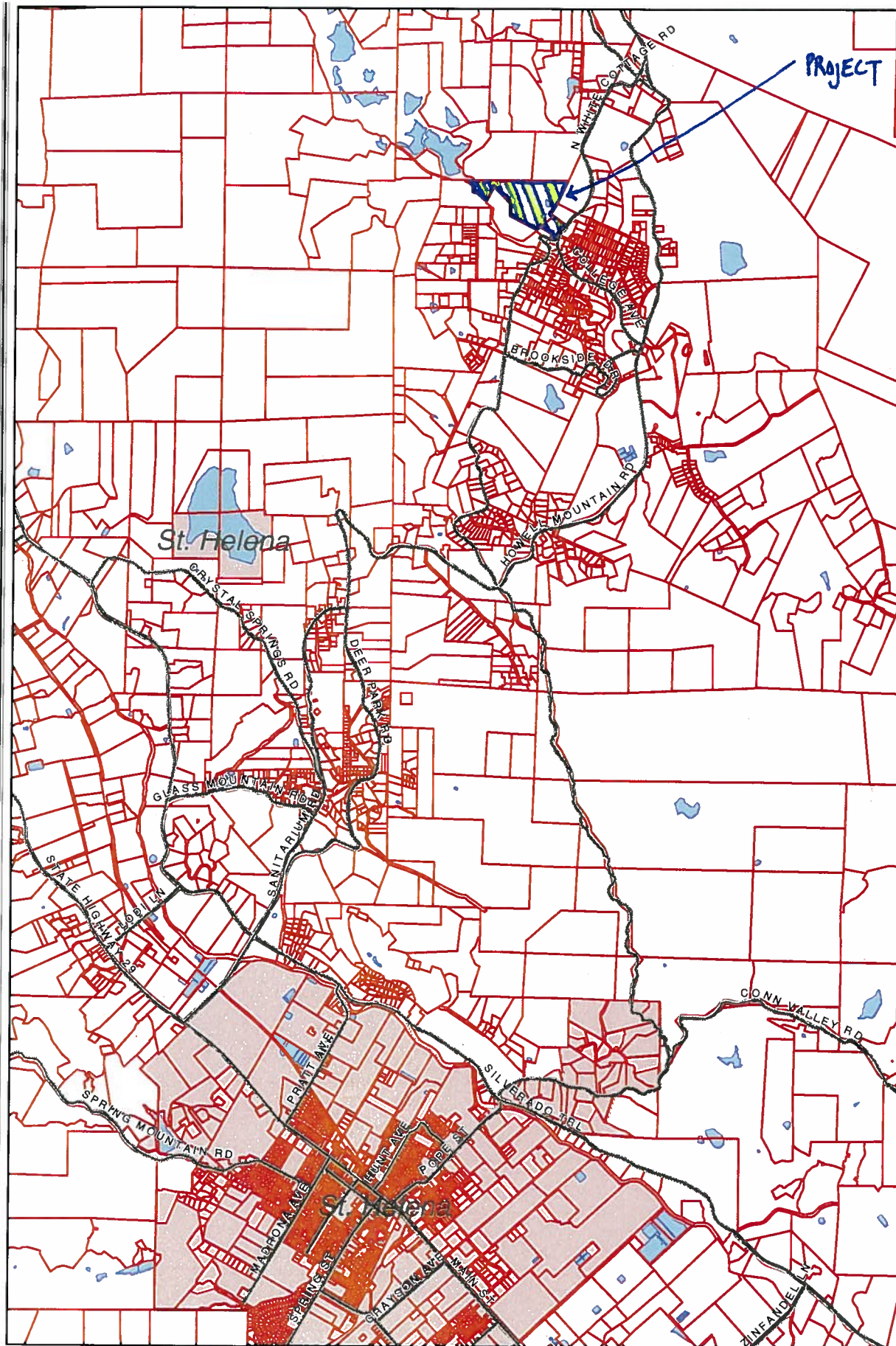
Conservation, Development
& Planning

Planning General











Revised Date 8/25/2011



**A Tradition of Stewardship
A Commitment to Service**



Legend

- | | |
|---|-----------------|
|  | Major Roads |
|  | Parcels |
|  | Water Bodies |
|  | American Canyon |
|  | Calistoga |
|  | County |
|  | Napa |
|  | St Helena |
|  | Yountville |
|  | County Boundary |

County of Napa



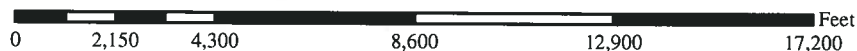
Conservation, Development
& Planning

Planning General

Revised Date: 8/25/2011

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

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



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White Cottage
Tasting Room &
Production Facility

555 College Avenue
Angwin, California 94508

501 College Avenue
Angwin, California 94508

1

melander architects inc

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TRAINING**

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Napa, CA 94556
tel 707/258-1301
www.danbrown.com

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JON BRODY

10000 Sunbelt Blvd., Suite 200
Dallas, TX 75243
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Fax: 214-343-1111
www.sunbelt.com



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Received in Germany: 1994-1-26/11-2000

(continued)

DATE 07 MAY 2012

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A0.3

TASTING ROOM
LANDSCAPE
PLAN



**White Cottage
Tasting Room &
Production Facility**

555 College Avenue
Aptos, California 94928

501 College Avenue
Aptos, California 94928

pro-MEC

melander architects inc

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2007 architects

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461 Hawthorne Avenue
Hawthorne, California 90248
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BARTELT
[CORPORATION]

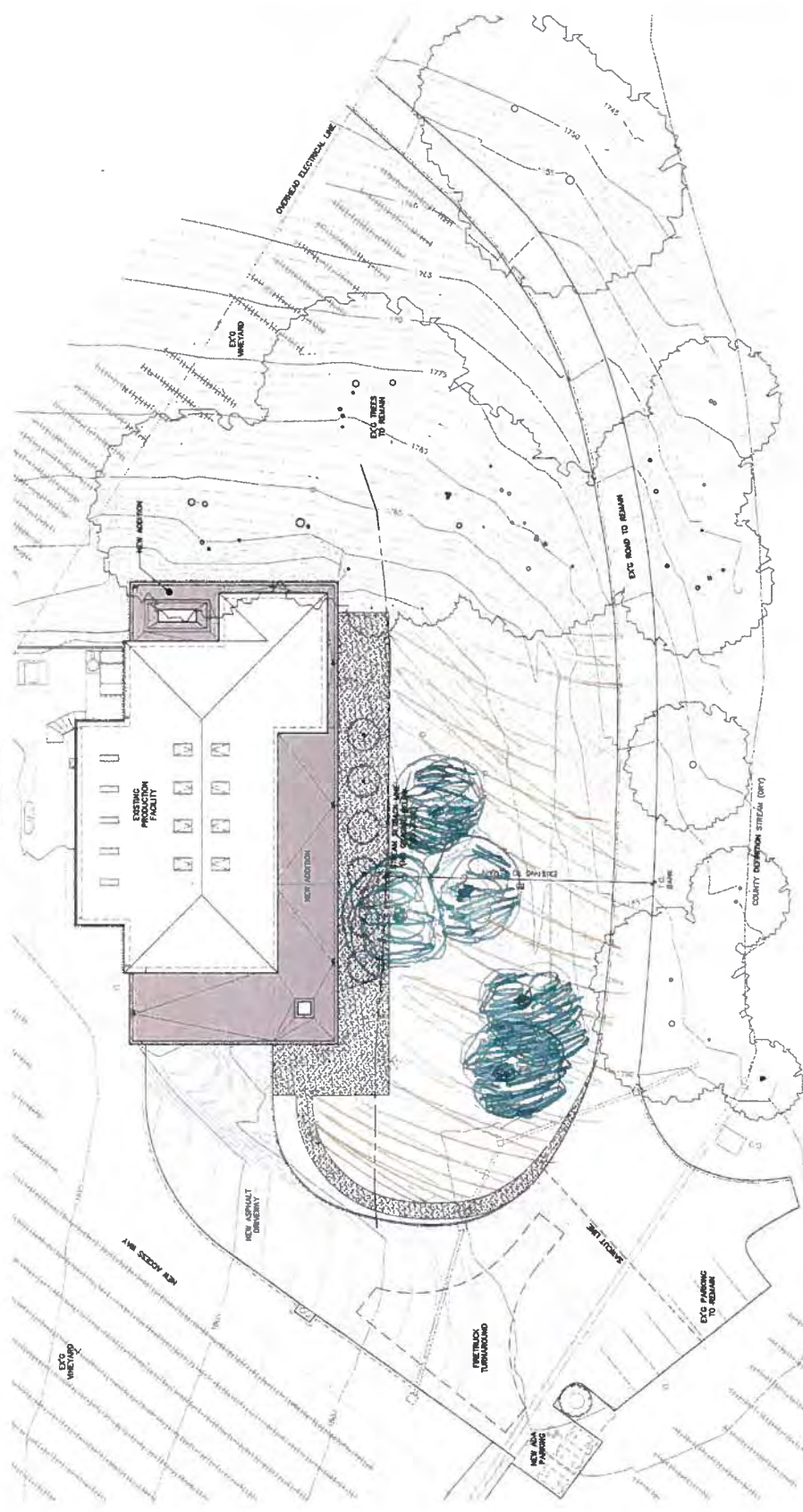
1390 Jefferson Street, 2798
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JON BRODY
entertainment columnist

10035 Savanna Street, Suite 240
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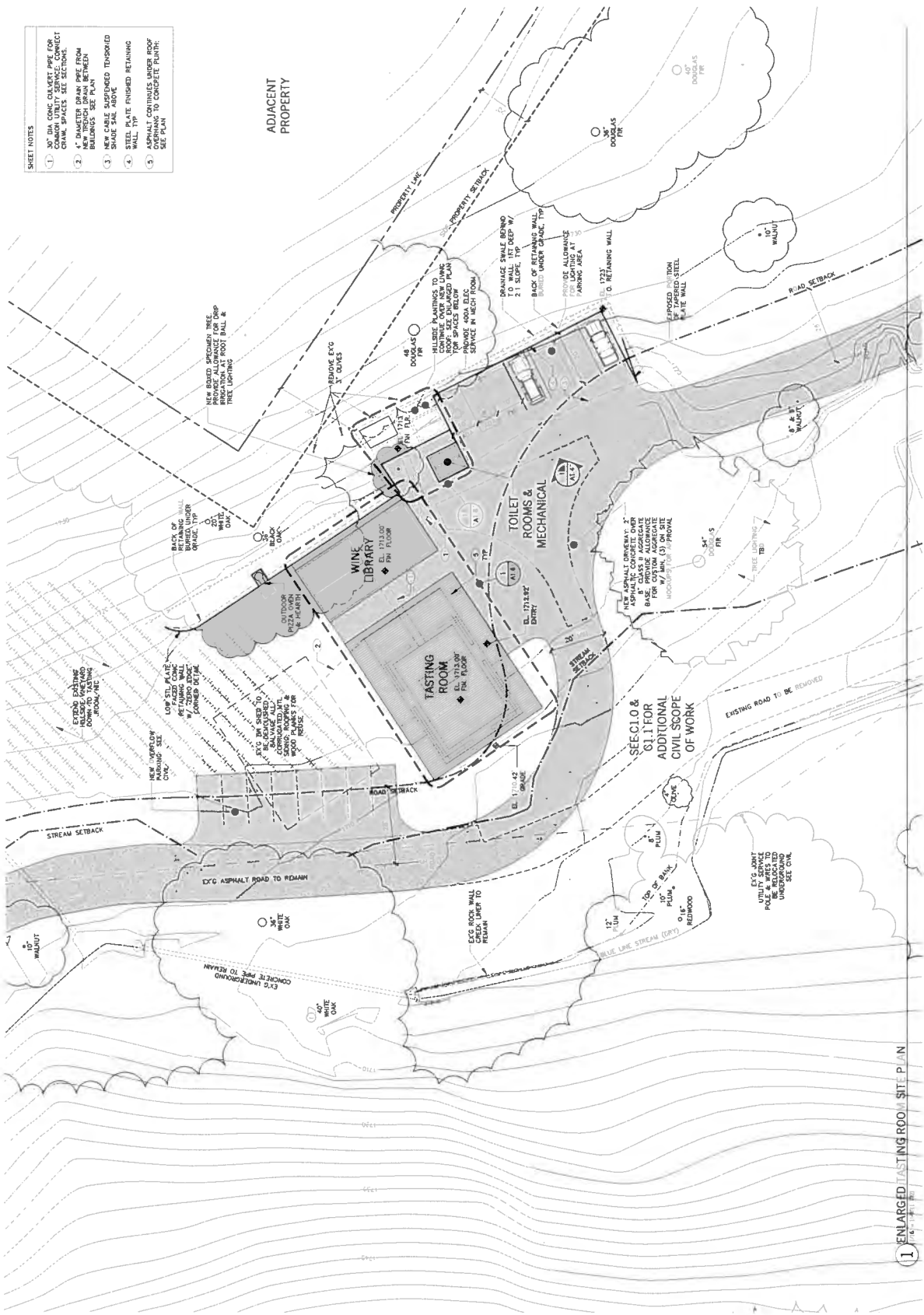
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A0.4
 PROD. FACILITY
 LANDSCAPE
 PLAN



- SHEET NOTES**
1. 30" DIA CONC. CHALKLINE PIPE FOR TASTING ROOM TO EXISTING CONCRECT DRAIN. SPACES SEE SECTION.
 2. 4" DIAMETER DRAIN PIPE FROM NEW TRENCH DRAIN PIPE FROM EXISTING DRAIN. SPACES SEE SECTION.
 3. NEW 6" DIA. SLOPED TOPPOLED SPANDE SAIL ABOVE.
 4. STEEL PLATE FINISHED RETAINING WALL. TYP.
 5. ASPHALT CONTINUES UNDER ROOF TO EXISTING DRAIN. SEE PLAN.

ADJACENT PROPERTY



**White Cottage
Tasting Room &
Production Facility**

555 College Avenue
Angelen, California 94508
501 College Avenue
Angelen, California 94508

ARCHIT.

melander architects inc.

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Civil Engineer

**Doble Thomas
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Electrical Engineer

JON BRODY

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www.jonbrody.com



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DRAWING: 05-01

NO.	DATE	DESCRIPTION
1	01/11/12	ISSUED FOR PERMIT
2	01/11/12	ISSUED FOR PERMIT
3	01/11/12	ISSUED FOR PERMIT
4	01/11/12	ISSUED FOR PERMIT
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8	01/11/12	ISSUED FOR PERMIT
9	01/11/12	ISSUED FOR PERMIT
10	01/11/12	ISSUED FOR PERMIT

SCALE: 1/8" = 1'-0"

DATE: 01/11/12

PROJECT: MAJOR ROAD IMPROVEMENT

DRAWN BY: JMB

CHECKED BY: JMB

A1.1

**TASTING ROOM
ENLARGED
SITE PLAN**

1 ENLARGED TASTING ROOM SITE PLAN

555 College Avenue
Angelen, California 94508

molander architects inc.
717 S. New Street, Suite 100
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www.molanderinc.com

DobleThomas
& Associates, Inc.

BARTOLT

JON BRODY



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Journal of Management Education 35(1)

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MASTERS AND PERMANENT SET

FILED BY: CHECKED BY: JPM

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PROD. FACILIT

ENLARGE

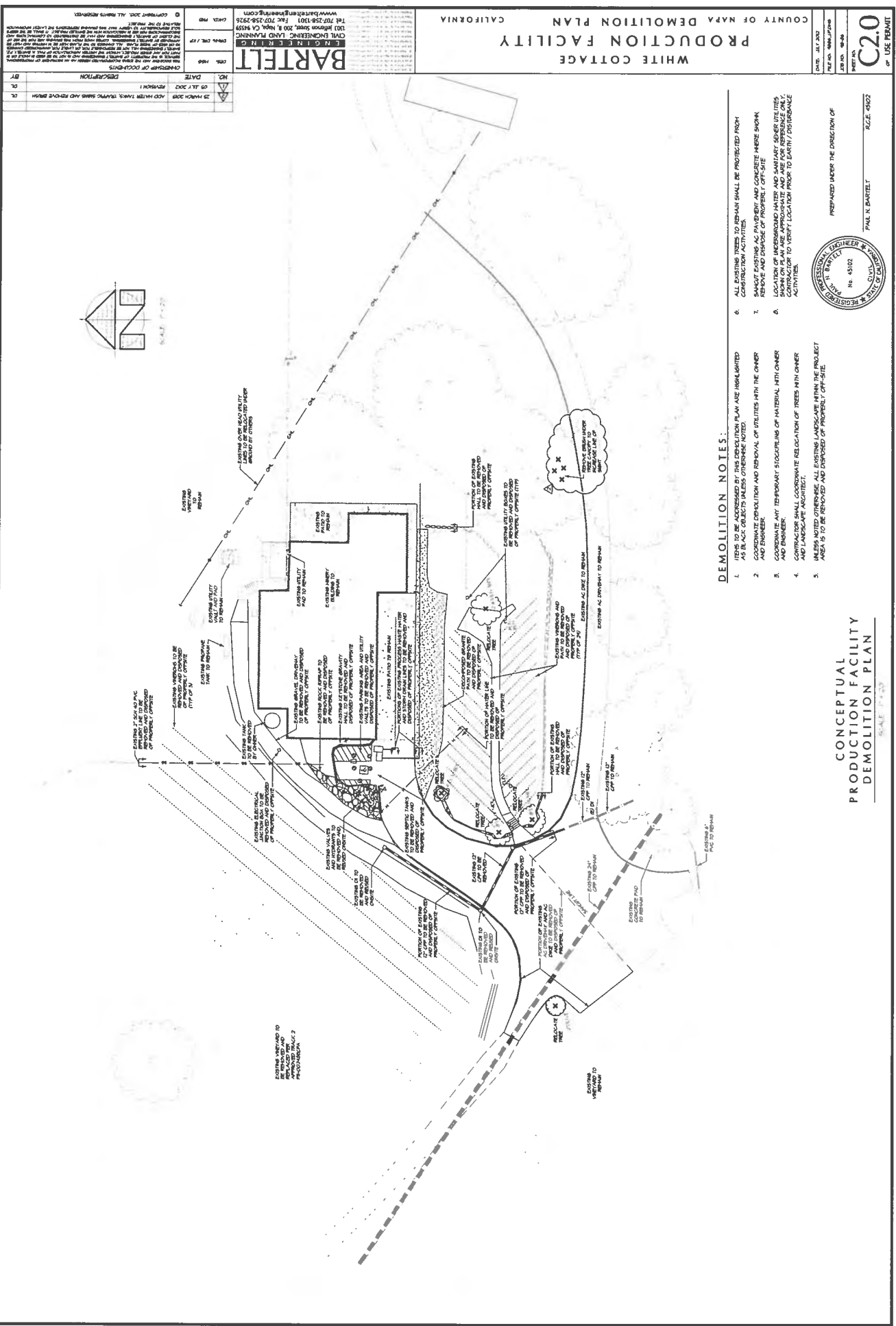
SITE PLAN

A2.1

PROD. FACILITY
ENLARGED
SITE PLAN

1 ENLARGED PRODUCTION FACILITY SITE PLAN

6-1-07-1007



NO.	DATE	DESCRIPTION	BY
01	05 JUL 2007	ISSUED FOR PERMIT	DL
02	05 JUL 2007	REVISION 1	DL

BARTLETT ENGINEERING
CIVIL ENGINEERING, LAND PLANNING
AND SURVEYING
1001 JEFFERSON STREET, SUITE 200
SAN JOSE, CA 95128
TEL: 408.255.1101 FAX: 408.255.1102
WWW.BARTLETTENGINEERING.COM

DATE: JUL 2007
SHEET NO: 00-00
PROJECT NO: 00-00

C2.0
OF USE PERMIT

WHITE COTTAGE
PRODUCTION FACILITY
DEMOLITION PLAN
COUNTY OF NAPA, CALIFORNIA

PREPARED UNDER THE DIRECTION OF
PAUL N. BARTLETT
R.C.E. 4502

- DEMOLITION NOTES:**
- ITEMS TO BE DEMOLISHED BY THIS DEMOLITION PLAN ARE INDICATED BY SHADING AND BLACK OBJECTS UNLESS OTHERWISE NOTED.
 - COORDINATE DEMOLITION AND REMOVAL OF UTILITIES WITH THE OWNER AND ENGINEER.
 - COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH OWNER AND ENGINEER.
 - COORDINATE WITH LOCAL AGENCIES FOR DISPOSAL OF MATERIALS.
 - UNDER NOTED OTHERWISE, ALL EXISTING LANDSCAPE WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
 - ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
 - SANITARY EXISTING AC PAVEMENT AND CONCRETE HEREIN SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
 - LOCATION OF UNDERGROUND WATER AND SANITARY SEWER UTILITIES SHALL BE DETERMINED PRIOR TO CONSTRUCTION. THE CONTRACTOR TO VERIFY LOCATION PRIOR TO EXCAVATION / DISBURSANCE ACTIVITIES.



**CONCEPTUAL
PRODUCTION FACILITY
DEMOLITION PLAN**

SCALE: 1"=20'

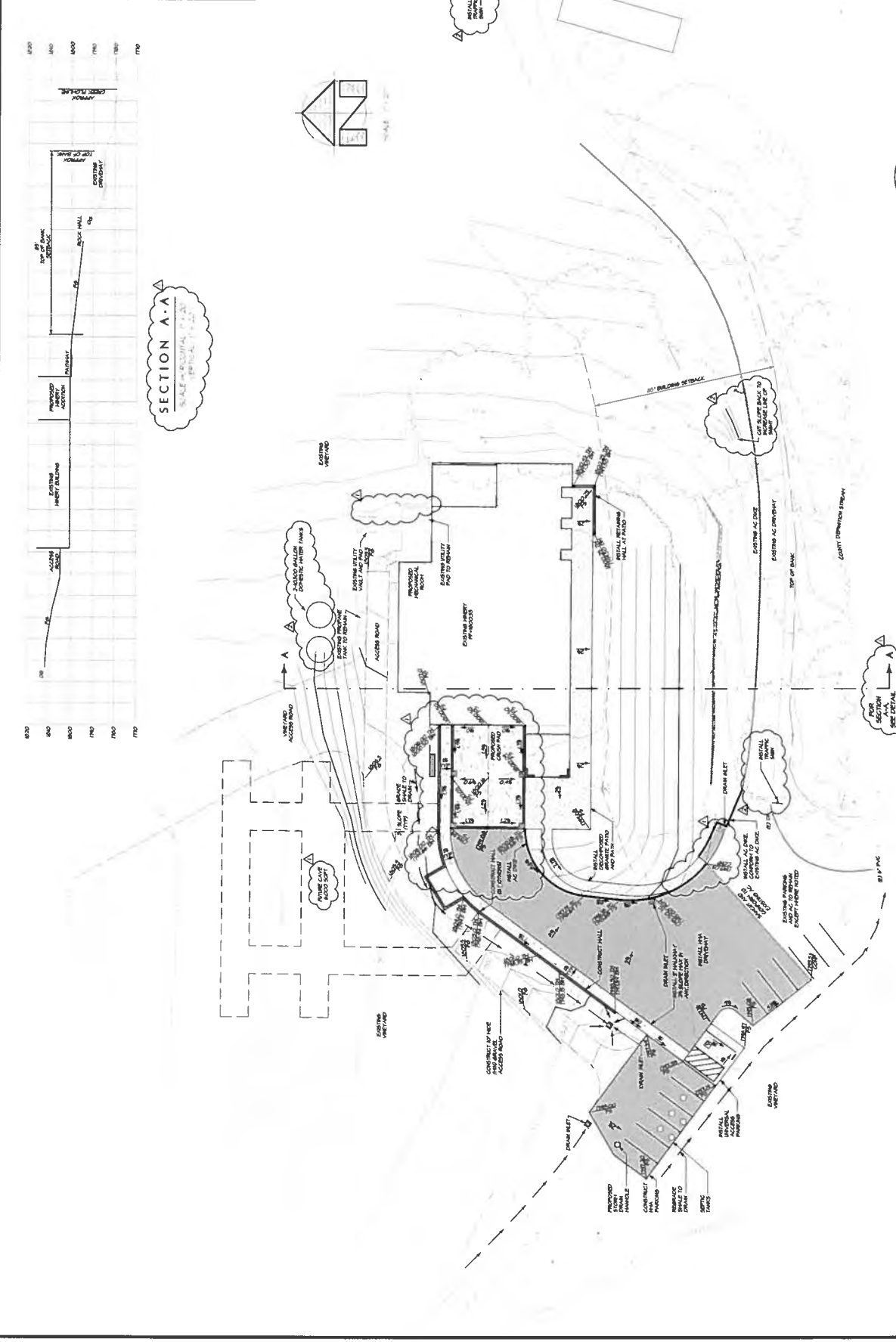
CONCEPTUAL
 PRODUCTION FACILITY
 GRADING PLAN

SCALE: 1" = 40'-0"

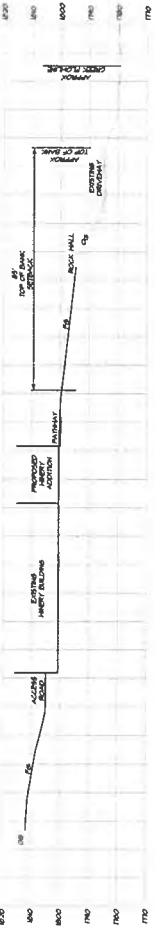
WHITE COTTAGE
 PRODUCTION FACILITY
 GRADING PLAN
 COUNTY OF NAPA, CALIFORNIA

BARTLETT
 CIVIL ENGINEERING
 1301 JEFFERSON STREET, SUITE 100, NAPA, CA 94559
 TEL: 707/258-1001 FAX: 707/258-2926
 WWW.BARTLETTENGINEERING.COM

NO.	DATE	DESCRIPTION
01	05 JUL 2003	ADD LAYOUT, TRAIL, TRAILING, SHED AND REMOVE BUSH
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SECTION A-A
 SCALE: 1" = 40'-0"



Project Revision Statement & Mitigation Monitoring and Reporting Program

White Cottage Ranch Winery

Use Permit Major Modification Application *Nº* P12-00162

Assessor's Parcel *Nºs* 018-120-033 & 024-111-009

501 & 555 White Cottage Road North, Angwin, Calif., 94508

I hereby revise my request to include the mitigation measure(s) specified below:

AIR QUALITY

1. The project shall comply with BAAQMD Basic Construction Mitigation Measures, inclusive of the following:
 - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - All haul trucks transporting soil, sand, or other loose material off site shall be covered.
 - All visible mud or dirt track out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage requiring same shall be provided for construction workers at all access points.
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Method of Mitigation Monitoring: This Mitigation Measure was drafted by the Air District and is intended to be self enforcing. Complaints or concerns will be addressed by the Planning Division or the Air District as required by law. **RESPONSIBLE AGENCY(IES)-** Planning Division, BAAQMD

CULTURAL RESOURCES

2. Prior to the issuance of a grading permit for any work associated with this approval, the project archeologist shall flag the probable extent of the archeological site and a fence shall be installed at its boundary and signed "**Keep Out – Environmentally Sensitive Area**".

Prior to the issuance of a building permit, the applicant shall submit final fencing plans for the review and approval of the Planning Director. The only work allowed within the fenced exclusion area shall be the removal of the existing driveway, and that work shall be monitored by an archeologist and a member of the Native American community as required below. No equipment or material storage is allowed within the fenced exclusion area.

Method of Mitigation Monitoring: This Mitigation Measure requires construction of an exclusion fence prior to the issuance of a grading permit. **RESPONSIBLE AGENCY(IES)-** Planning Division, Engineering Services Division

3. A qualified archeologist and a Native American monitor as determined by the Mishewal Wappo community shall be on site to monitor all grading occurring on the smaller APN 024-111-009 parcel. Prior to the issuance of a grading or building permit, the permittee shall submit an executed contract with a qualified archeologist providing for the required monitoring for the review and approval of the Planning Director (or her designee).

Following completion of grading, the project archeologist shall submit a report of findings for the review and approval of the Planning Director (or her designee).

Method of Mitigation Monitoring: This Mitigation Measure requires monitoring by a qualified archeologist as well as a member of the Native American community. A report of findings must additionally be submitted to the Planning Division. **RESPONSIBLE AGENCY(IES)-** Planning Division

4. The permittee shall ensure that all work is halted within 35 feet of any 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 the project archeologist has evaluated the find, developed any mitigation measures needed, prepared a mitigation proposal, and filed said proposal with the Napa County Department of Planning, Building, and Environmental Services for the review and approval of the Planning Director (or her designee).

The permittee is also notified that archeological finds may be subject to the requirements of Public Resources Code §5097.98, Health and Safety Code §7050.5, and CEQA §15064.5(e). 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.

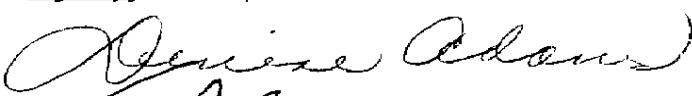
Method of Mitigation Monitoring: This Mitigation Measure requires that work be stopped and any finds reported to the Planning Division and other responsible agencies should archeological materials be discovered during construction. If requirements are not complied with, building permits and permit finals will not be issued. **RESPONSIBLE AGENCY(IES)-** Planning Division, County Coroner, Native American Heritage Commission

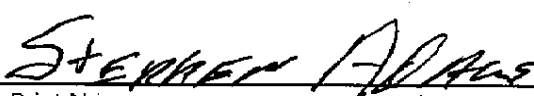
HYDROLOGY AND WATER QUALITY

5. Prior to the issuance of any future grading or building permits for the property now known as APN 018-120-033 and prior to the installation of any new or additional vineyard or landscape areas thereon (whether previously entitled, newly proposed, or not otherwise subject to County erosion control plan permitting) the property owner shall submit a 60/40 vegetation retention analysis consistent with the requirements of the Conservation Regulations for the review and approval of the Planning Director (or her designee). 60% of the 1993 tree canopy and 40% of the brush and grass must be retained.

Method of Mitigation Monitoring: This Mitigation Measure requires submission of a 60/40 vegetation retention analysis prior to any grading work. If requirements are not complied with, building permits and permit finals will not be issued. **RESPONSIBLE AGENCY(IES)-** Planning Division, Engineering Services Division

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development, and Planning Department. For purposes of §66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.


Signature of Owner

Denise Adams

Print Name Interest

Project Revision Statement - Additional Environmental Commitment

White Cottage Ranch Winery

Use Permit Major Modification Application № P12-00162

Assessor's Parcel №s 018-120-033 & 024-111-009

501 & 555 White Cottage Road North, Angwin, Calif., 94508

I hereby revise my use permit modification request to include the following:

TREE REPLACEMENT

1. Prior to the issuance of a building permit for any work associated with this project, the permittee shall submit a tree replacement plan for the review and approval of the Planning Director (or her designee.) The submitted plan shall provide for the planting, protection, and irrigation (as necessary) of like-kind replacement trees for the 14 trees improperly removed. Such replacement shall be at a ratio of 2 to 1 and trees shall be no smaller than 15 gallons in size. Tree plantings called for in the landscape plan(s) submitted prior to the improper tree removals will not be credited towards the tree replacement described herein. Replacement trees shall be planted on site or, with the prior written permission of the relevant land manager, on the Howell Mountain Elementary School and/or the Las Posadas State Experimental Forest properties. The permittee may, alternately, make a one-time cash donation to the Las Posadas State Experimental Forest in an amount equal to or greater than \$2,500 (the approximate cost of 2 to 1 like kind replacement trees) to fund their ongoing forest management program. Any and all tree planting shall be completed, and protection and irrigation installed, prior to project final.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Planning, Building, and Environmental Services Department. For purposes of §66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

Signature of Owner

Print Name

Interest

L FAIRCHILD - APPLICANT/OWNER

100%