

Previous Report From Planning Commission Meeting

Project

Name: Castellucci Family Winery
P13-00140-UP & P14-00074 VAR

Previous Meeting

Date: 4-16-14
5-7-14

Continued to: 5-21-14



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 5/7/2014

Agenda Placement:

9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: SHAVETA SHARMA, PLANNER III - 707-299-1358

SUBJECT: Castelluci Family Winery Use Permit P13-00140

RECOMMENDATION

CASTELLUCI FAMILY WINERY- USE PERMIT NO. P13-00140 AND VARIANCE P14-00074

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit for a new 30,000 gallon per year winery as follows: 1) construction of new winery buildings totaling 12,376 square feet, including a covered crush pad, barrel storage, hospitality and tasting room, and office space; 2) construction of a Transient Non-Community Water System (a water system to serve the winery, visitors, and employees); 3) construction of 10 parking spaces; 4) construction of a left-turn lane on Zinfandel Lane; 5) tours and tastings by appointment only on a daily basis up to a maximum of 50 visitors per day and a maximum of 300 per week; 6) private promotional tastings with meals up to 12 per year with a maximum of 25 guests; marketing events up to three per year with a maximum of 60 guests; marketing events up to two per year with a maximum of 125 guests; harvest events up to two per year with a maximum of 50 guests; 7) 10 or fewer employees; 8) request for on premise consumption of wines produced on site within the hospitality building in accordance with AB 2004; 9) A Variance to encroach approximately 460 feet from the required 600 foot setback from Silverado Trail; and 10) A Napa County Road and Streets Standards Exception request to allow for a reduction in the required 600 feet lane transition leading up to the proposed left turn lane on Zinfandel Lane. The 19.30 acre project parcel is located at the northwest corner of Silverado Trail and Zinfandel Lane, within the AP (Agricultural Preserve) zoning district. APN:025-160-006. 3 Zinfandel Lane, St. Helena, Calif.

Staff Recommendation: That the Planning Commission continue this item to its regular meeting of May 21, 2014.

Staff Contact: Shaveta Sharma, (707) 299-1358 or shaveta.sharma@countyofnapa.org

Applicant Contact: Jon Webb, (707) 963-1217 or jwebb@albionsurveys

CONTINUED FROM THE APRIL 16, 2014 MEETING**EXECUTIVE SUMMARY****Proposed Action:**

That the Planning Commission:

1. Continue the public hearing to May 21, 2014.

Discussion:

A public hearing was held on April 16, 2014 and was continued to the date certain of May 7, 2014 in order allow the applicant time to address the concerns raised with further evidence. A copy of the staff report has been provided in the packet for reference. At the time of preparation of this report, staff had not received all the necessary information to make a recommendation on the project. Therefore, staff is recommending a continuance to a date certain of May 21, 2014 in order to complete our assessment of all project concerns, and to allow any further analysis to be submitted and reviewed by staff and the public prior the Planning Commission making a final decision on this application.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Negative Declaration Prepared. According to the draft Negative Declaration, the proposed project would not have a significant environmental impact on the environment. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION**SUPPORTING DOCUMENTS**

A . Staff Report of April 16, 2014

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina

* Comments Received at the May 7, 2014 Meeting

CARMEN & GREG FRANCESCHI
1635 West Zinfandel Lane
St. Helena, CA

Planning Commission Mtg.

MAY 07 2014

Agenda Item #

9A

Napa County Conservation, Development &
Planning Commission
County Administration Building
1195 Third Street, Second Floor
Napa, CA 94559

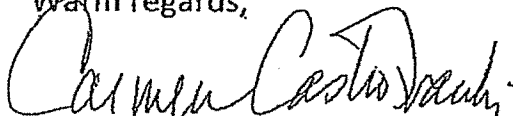
Re: Castellucci Family Winery
Use Permit (P13-00140), Road Exception and Variances

Dear Commissioners and Staff:

My husband and I live at 1635 West Zinfandel Lane, St. Helena, and we are in support of proposed Winery. If you have any questions, please do not hesitate to contact me directly at 415-296-3713.

Thank you.

Warm regards,



Carmen Castro Franceschi

415-296-3713

Sharma, Shaveta

From: Ron NicholSEN <ron@kelhamvineyards.com>
Sent: Friday, May 02, 2014 11:59 AM
To: Sharma, Shaveta
Subject: Castelluci Family Winery

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern-

This is a letter in support regarding the Castelluci Family Winery- #P13-00074. I am a property owner at 360 Zinfandel Lane St. Helena 94574. Our property is 10.9 acres with a 75,000 gallon annual wine production permit. My family has owned and produced wine for the last 16 years at the above address. I have an Architectural and Planning degree from the University of Colorado at Boulder.

Zinfandel lane has been home to a number of wineries over the years; two wineries with high volume permits. I believe the addition of the Castelluci Family Winery will make a thoughtful addition to the industry and promote a unique experience represented by the Castelluci family character. Mr. Castelluci has hired extremely talented and successful architects to design and stage his families winery. I believe the scale of production is modest regarding the site and existing network of roads. The suggestion of traffic studies on this location is unfounded. I myself understand the impact the proposed winery will have on Zinfandel Lane, a traffic study will prove nothing because of the modest tour volume and production limits. I believe in the counties findings and would suggest approval of this project. Please feel free to contact me with any questions regarding this project.

Ron NicholSEN, Proprietor
KELHAM VINEYARDS
Winery | Growers
OAKVILLE NAPA VALLEY

JIM LARKIN
493 ZINFANDEL LANE
ST. HELENA, CA 94574

May 6, 2014

VIA FAX AND EMAIL: Planning@countyofnapa.org

Napa County Conservation, Development &
Planning Commission
County Administration Building
1195 Third Street, Second Floor
Napa, CA 94559
FAXL: 707-253-4336

Re: Castellucci Family Winery (Use Permit (P13-00140))

Dear Commissioners and Staff:

As a Napa County resident and owner of 493 Zinfandel Lane in St. Helena, I write to express my concerns about the proposed Castellucci Family Winery (APN 025-160-006). I urge the Planning Commission and its staff to (a) conduct a safety study to evaluate the effect the proposed winery and Road Standards exception will have on public welfare and safety for residents and others that use Zinfandel Lane; (b) explore alternatives to the current proposal that would promote public safety; and (c) ensure that the public has received proper notice of the full scope of the proposed project.

Although I do not oppose the construction of a winery on the Castellucci property, I am concerned that the scope of the project may exacerbate traffic and safety issues already present on Zinfandel Lane. As the Commission is aware, Zinfandel Lane serves as a major conduit between Highway 29 and Silverado Trail. It is a busy street, and although there are posted speed limits on the road, I have observed far too many cars passing by at much higher speeds. This creates safety issues for eastbound traffic, as the road narrows significantly on the historic stone bridge that lies approximately 300 feet to the west of the proposed winery entrance. Moreover, the current proposal would create a left turn lane shortly after crossing the bridge, and a lane transition of 175 feet --- significantly less than the 600-foot transition required under Napa County Road and Street Standards. This all seems very unsafe.

I ask that the Commission and its staff take all necessary steps to better evaluate how the Castellucci winery will impact road safety issues on Zinfandel Lane. I understand that staff requested a "Circulation Study" to evaluate the potential congestion issues arising from the project, but this study is inadequate for a number of reasons. **FIRST**, the Circulation Study failed to take into account the increased traffic from the numerous marketing events for the proposed winery. With seven marketing events with a maximum of 50 or more guests, there is a strong possibility that east bound traffic could be backed up past the bridge, creating not just congestion but also increased safety issues given the speed with which drivers travel on Zinfandel Lane and the reduced transition lane. The Circulation Study should be supplemented to take into account the full effect the proposed marketing events will have on Zinfandel Lane traffic. **SECOND**, the Circulation Study did not take into account life, safety and public welfare concerns arising

May 6, 2014

Page 2

from the reduced taper of the left turn lane. The Commission should conduct a "safety study" to evaluate how the combination of the Road Standards exception for the reduced left turn lane taper, the historic bridge, and the traffic and speed on Zinfandel Lane will affect public safety and welfare on Zinfandel Lane before granting any use permit or exception to the Road Standards. To date, there are no findings or data that the Commission can rely on to conclude that the proposed Road Standards exception would "provide[] the same overall practical effect ... towards providing defensible space, and consideration towards life, safety and public welfare" as required under County Road Standards. The "safety study" should also consider all of the other use permits and submitted applications on Zinfandel Lane that collectively have increased, and will further increase, the traffic on Zinfandel Lane.

In addition, the Commission should evaluate alternatives that may minimize traffic and safety issues, such as moving the winery's entrance from Zinfandel Lane to Silverado Trail and adding safety signage and a reduced speed limit on the west half of Zinfandel Lane.

Finally, I ask the Commission to ensure that proper notice is provided to neighbors and residents about the Castellucci Winery's requested variances. It has come to my attention that in addition to the setback variance requested for the Castellucci property's border on Silverado Trail, the Castellucci's have also requested a variance from the setback off of Zinfandel Lane. The Commission should make sure that this variance is properly noticed on future agendas so that residents are made aware of the full scope and impact of the proposed project. I am particularly in why County staff believes a variance is necessary from Zinfandel Lane.

It is my understanding that the Commission is scheduled to discuss this matter on May 7, but that staff has recommended this issue be postponed for hearing until May 21 so that staff can complete its assessment of the project concerns and make a final decision on the Castellucci application. I trust that the Commission will take this additional time to fully evaluate the issues I have raised in this letter prior to granting any use permit or Road Standards exception.

Sincerely,

Jim Larkin

A handwritten signature in black ink, appearing to read "Jim Larkin", written over the printed name.

Wehr Family Vineyards
255 Zinfandel Lane
St. Helena, California 94574
ctwehr@sbcglobal.net

May 5, 2014

Via U.S. Mail and Email (planning@countyofnapa.org)

Napa County Conservation,
Development & Planning Commission
County Administration Building
1195 Third Street, Second Floor
Napa, CA 94559

Re: Request for Continuance and Comments on May 7th Agenda Item 9A,
Castelluci Family Winery (Use Permit P13-00140)

Dear Commissioners and Planning Staff:

We own a home and vineyard at 255 Zinfandel Lane in St. Helena, approximately 0.6 miles from the proposed Castelluci Family Winery, and we use Zinfandel Lane almost daily for driving and bicycling. We submit this letter in support of staff's recommendation that the Planning Commission continue this item until May 21, 2014. Having only just learned about the winery proposal, we request more time for neighbors and County staff to consider the potential safety impacts of the project and the appropriateness of its proposed size and scope.

Having lived on Zinfandel Lane for many decades, our concerns about traffic speeds, truck traffic, and traffic safety—particularly near the historic Napa River bridge—have increased over time. The layout, access, and model of the proposed winery would exacerbate these concerns by providing access from Zinfandel Lane instead of Silverado Trail, installing a left-hand turn lane very close to the bridge, and producing wine from 80% non-estate grown grapes. The proposed winery is larger than is typical, and will bring a notable number of new visitors to an agricultural and residential street with very few commercial wineries.

- We support the need for a Safety Study regarding the proposed Road Standards exception that would allow a 175-foot turn lane transition rather than the required 600-foot transition. The narrow road and reduced visibility on the Napa River bridge should be given specific consideration.

- We support taking a closer look at the Circulation Study and factoring in grape truck deliveries and other aspects of the proposed winery operations.
- We believe new safety measures are warranted in this area to offset ever-increasing traffic, and we fully support a speed limit reduction on Zinfandel Lane.
- We are concerned that reducing the required setback from 600 to 500 feet or less will increase safety concerns at the proposed winery.

Thank you for your consideration of these important issues.

Sincerely,

Tim and Carol Wehr

cc: Shaveta Sharma (shaveta.sharma@countyofnapa.org)

My name is Chris Cordano. I live at 1391 Mountain View Avenue, Saint Helena, CA. My home is on the corner of Mountain View Avenue and Zinfandel Lane. I am writing in regard to the following items:

- Proposed expansion of production and hospitality facilities at the Raymond Winery. I understand this hearing is scheduled for June 18, 2014
- Proposed construction and operation of the Castellucci Winery and hospitality venue at the intersection of Zinfandel Lane and the Silverado Trail. I understand this hearing is scheduled for May 7, 2014

I have concerns about these projects and their impact on my neighborhood, Zinfandel Lane and traffic in the Napa Valley in general.

Zinfandel Lane is well known to residents, employees and visitors of the valley as a significant ("speedy") route for crossing east or west from one side of the valley to the other. It is also a route that is fairly easy to navigate for large tractor-trailer trucks. As such, it endures large volumes of traffic throughout the day. It is also a significant route across the valley for emergency vehicles.

Any expansion project or new business construction project will surely add more traffic to the valley in general. This will be the case both during construction and after the business begins conducting operations. These two projects will directly add more traffic to Zinfandel Lane.

I believe these projects, due to their close proximity to one and other, should be studied for their cumulative effect on traffic, the environment and surrounding area rather than their individual effect.

I also have concerns about the continued development of "wine factories" in the Ag Preserve portion of the Napa Valley. Large scale production should take place in the industrial sections of the Valley, not in the sacred Ag Preserve section of the Valley. The scenic beauty of the valley is being replaced by large overbuild production facilities. The Valley is already bulging at the seams with morning and evening commute traffic as well as weekend visitor traffic. I doubt the visitors to this valley, who support our livelihood and economy, appreciate sitting in traffic on a sunny Saturday when they thought they would be "enjoying the wine country".

Another concern I have is the disproportionate amount of hospitality events sponsored by wineries relative to their customer base and production size. It appears that wineries now see themselves as "party venues". The new wave in wine marketing is to host Wine Club dinners and related events where they sell wine, club memberships or a combination of both. The construction of wineries is shifting from a basic production facility to a hospitality destination. I believe this is unnecessary. These hospitality events also add to the above mentioned traffic problem.

Lastly, as these new wineries and expanded wineries continue to apply for permits, the question of fruit sourcing comes into play. The Winery Definition Ordinance, established many years ago, requires Napa Valley wineries to source at least 75% of the fruit used for winemaking from Napa Valley sources. There is a finite amount of fruit in the valley. As new wineries are constructed and existing wineries expanded the question that has to be asked is: "Where is this fruit coming from?"

At the end of the day, I am generally concerned about preserving this magical place known as the Napa Valley. I believe we have to be very aware of the progress that is taking place all around us and also be prepared to say "enough is enough" I believe we are very close to this threshold.

Because I believe we are very close to a threshold, I believe more time should be spent studying the impact of these two, or any other projects. A more thorough traffic study is needed. A Combined comprehensive traffic study is needed. The impact of hospitality events needs to be more fully understood as wineries become hospitality venues. The issue about the source of grapes, used in production, has to become a greater priority is the permitting process to avoid an abuse of the valley for wine promotion purposes.

More time is needed to better understand these issues before permits are handed out.

Thank you for considering my comments here.

COLD STORAGE PLANT
PETERSON & BROWNING RDS.
MCFARLAND, CALIFORNIA 93250

TELEPHONE:
OFFICE: 661/792-3151
FAX-ADMIN: 661/792-3995
FAX-SALES: 661/792-2683

Marko Zaninovich, Inc.

Grocers and Shippers

May 5, 2014

1998 Road 152
DELANO, CALIFORNIA 93215

Mark Luce, Chairman
Napa County Board of Supervisors
1195 Third Street, Suite 310
Napa, California 94559

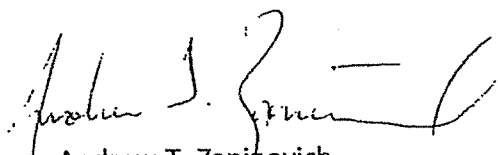
Dear Chairman Luce and Members of the Board:

As business owners and local land owners in Saint Helena, we wish to express opposition to the large winery project on Zinfandel Lane as currently proposed. The proposal is for a high volume winery and will include marketing and distribution, with visitor opportunities and events scheduled seven days a week.

There are serious public safety and traffic concerns that arise in relation to this project. The draft negative declaration describes the two-way Zinfandel Lane as a "Level of Service F" street, a condition that exists wherever the volume of traffic exceeds the capacity of the roadway. The entrance to the winery is planned a short distance east of the narrow bridge which crosses the Napa River. The project applicants are requesting an exemption to the 600 foot left turn lane transition required by the Napa County Road and Street Standards, for a transition lane of 175 feet. It is easy to imagine how this shortened left turn transition will create a bottleneck on Zinfandel Lane as employees, contractors, and visitors line up for entrance. Adding to this situation is the curved roadway immediately after the narrow bridge that impedes a clean line of sight of the proposed turning lane for drivers coming off the bridge. These safety issues, combined with the increased volume of traffic, will have a serious negative impact on the neighborhood.

As Zinfandel Lane landowners, we urge the Board of Supervisors to direct the Planning Commission to carefully re-examine and revise the draft negative declaration for the proposed winery project to include and address the traffic safety issues described above.

Sincerely,



Andrew T. Zaninovich
Marko Zaninovich, Inc.

A

Staff Report of April 16, 2014

Previous Report From Planning Commission Meeting

Project

Name: Castellucci Family Winery
UP P13-00140 + VAR P14-00074

Previous Meeting

Date: 4-16-14

Continued to: 5-7-14





A Tradition of Stewardship
A Commitment to Service

Agenda Date: 4/16/2014

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: SHAVETA SHARMA, PLANNER III - 707-299-1358
SUBJECT: Castelluci Family Winery Use Permit P13-00140

RECOMMENDATION

CASTELLUCI FAMILY WINERY- USE PERMIT NO. P13-00140 AND VARIANCE P14-00074

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit for a new 30,000 gallon per year winery as follows: 1) construction of new winery buildings totaling 12,376 square feet, including a covered crush pad, barrel storage, hospitality and tasting room, and office space; 2) construction of a Transient Non-Community Water System (a water system to serve the winery, visitors, and employees); 3) construction of 10 parking spaces; 4) construction of a left-turn lane on Zinfandel Lane; 5) tours and tastings by appointment only on a daily basis up to a maximum of 50 visitors per day and a maximum of 300 per week; 6) private promotional tastings with meals up to 12 per year with a maximum of 25 guests; marketing events up to three per year with a maximum of 60 guests; marketing events up to two per year with a maximum of 125 guests; harvest events up to two per year with a maximum of 50 guests; 7) 10 or fewer employees; 8) request for on premise consumption of wines produced on site within the hospitality building in accordance with AB 2004; 9) A Variance to encroach approximately 460 feet from the required 600 foot setback from Silverado Trail; and 10) A Napa County Road and Streets Standards Exception request to allow for a reduction in the required 600 feet lane transition leading up to the proposed left turn lane on Zinfandel Lane. The 19.30 acre project parcel is located at the northwest corner of Silverado Trail and Zinfandel Lane, within the AP (Agricultural Preserve) zoning district. APN:025-160-006. 3 Zinfandel Lane, St. Helena, Calif.

Staff Recommendation: Adopt the negative declaration and and approve the Variance, Road Exception, and Use Permit, as conditioned.

Staff Contact: Shaveta Sharma, (707) 299-1358 or shaveta.sharma@countyofnapa.org

Applicant Contact: Jon Webb, (707) 963-1217 or jwebb@albionsurveys

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Negative Declaration, based on Findings 1-5 of Exhibit B;
2. Approve Variance Request (P14-00074) based on Findings 6-10 of Exhibit B, and subject to the recommended Conditions of Approval (Exhibit C);
3. Approve the Road Exception, based on Findings 11-12 of Exhibit B, and subject to the recommended Conditions of Approval (Exhibit C); and
4. Approve Use Permit (P13-00140), based on Findings 13-17 of Exhibit B, and subject to the recommended Conditions of Approval (Exhibit C).

Discussion:

The applicant requests approval of a Use Permit for the following: 1) allow production of up to 30,000 gallons per year; 2) construction of new winery buildings totaling 8,145 square feet, a 700 square foot covered crush pad, and 3,531 square foot hospitality building including a tasting room, commercial kitchen, and office space; 3) construction of a Transient Non-Community Water System (a water system to serve the winery, visitors, and employees); 4) construction of ten (10) parking spaces; 5) construction of a twenty foot wide access driveway to the proposed winery building; 6) construction of a left-turn lane on Zinfandel Lane; 7) construction of a new well; 8) 10 or fewer employees; 9) tours and tastings by appointment only on a daily basis up to a maximum of (50) visitors per day; 10) private promotional tastings with meals up to 12 per year with a maximum of (25) guests; 11) marketing events up to 3 per year with a maximum of (60) guests; 12) marketing events up to 2 per year with a maximum of (125) guests; 13) harvest events up to 2 per year with a maximum of (50) guests; and 14) request for on premise consumption of wines produced on site within the hospitality building in accordance with AB 2004. This application also includes a Variance request to encroach approximately 460 feet from the required 600 foot setback from Silverado Trail and a Napa County Road and Streets Standards Exception request to allow for a reduction in the required 600 feet lane transition leading up to the proposed left turn lane on Zinfandel Lane. Staff finds the proposed project consistent with the Napa County Zoning Ordinance, including the Winery Definition Ordinance and General Plan and recommends approval of the project with standard winery conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Negative Declaration Prepared. According to the draft Negative Declaration, the proposed project would not have a significant environmental impact on the environment. The project is not included on a list of hazardous materials

sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

See Exhibit A.

SUPPORTING DOCUMENTS

- A . Exhibit A- Background and Discussion
- B . Exhibit B- Findings
- C . Exhibit C- Conditions of Approval
- D . Division comments
- E . Draft Negative Declaration
- F . Public comments
- G . Use Permit and Variance Application
- H . Road Exception request
- I . Traffic Study
- J . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina

Exhibit “A”

Background and Discussion

B. MARKETING

Marketing events are limited to the following:

1. Barrel tasting/Auction/Social Event:

Frequency: 12 times per year

Number of persons: 25 maximum

Time of Day: 10:00 am to 10:00 pm

2. Barrel tasting/Auction/Social Event:

Frequency: 2 times per year

Number of persons: 125 maximum

Time of Day: 10:00 am to 10:00 pm

3. Barrel tasting/Auction/Social Event:

Frequency: 3 times per year

Number of persons: 60 maximum

Time of Day: 10:00 am to 10:00 pm

4. Harvest Event:

Frequency: 2 times per year

Number of persons: 50 maximum

Time of Day: 10:00 am to 10:00 pm

"Marketing of wine" means any activity of a winery which is conducted at the winery on a prearranged basis for the education and development of customers and potential customers with respect to wine which can be sold at the winery on a retail basis pursuant to Chapters 18.16 and 18.20 of the Napa County Code. Marketing of wine may include cultural and social events directly related to the education and development of customers and potential customers provided such events are clearly incidental, related and subordinate to the primary use of the winery. Marketing of wine may include food service, including food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery.

Business events are similar to cultural and social events, in that they will only be considered as "marketing of wine" if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery's use permit. Marketing plans in their totality must remain "clearly incidental, related and subordinate to the primary operation of the winery as a production facility" (subsection (G)(5) of Sections 18.16.030 and subsection (I)(5) of 18.20.030 of the Napa County Code).

To be considered directly related to the education and development of customers or potential customers of the winery, business events must be conducted at no charge except to the extent of recovery of variable costs, and any business content unrelated to wine must be limited. Careful consideration shall be given to the intent of the event, the proportion of the business event's non-wine-related content, and the intensity of the overall marketing plan. (Ord. 1340, 2010; Ord. 1104 § 11, 1996; Ord. 947 § 9 (part), 1990; prior code § 12071).

All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM. If any event is held which will exceed the available on-site parking, the applicant shall have prepared an event specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery.

5. **GRAPE SOURCE**

At least 75% of the grapes used to make the winery's wine shall be grown within the County of Napa. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the Planning, Building & Environmental Services Department upon request, but shall be considered proprietary information not available to the public.

6. **RENTAL/LEASING**

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the on-site winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Napa County Code Chapter 5.36).

7. **SIGNS**

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning, Building, and Environmental Services Department for administrative review and approval. Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this use permit approval. All signs shall meet the design standards as set forth in Chapter 18.116 of the Napa County Code. At least one sign placed and sized in a manner to inform the public must legibly include wording stating "Tours and Tasting by Prior Appointment Only".

8. LIGHTING

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, shall be on timers, 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.

9. LANDSCAPING

Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the Building Permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this approval. The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (WELO), as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance. Landscaping plans shall be approved in conjunction with neighbor input as feasible and determined by Planning division staff.

Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residence that can view these areas.

Landscaping shall be completed prior to final occupancy, and shall be permanently maintained in accordance with the landscaping plan.

10. **OUTDOOR STORAGE/SCREENING/UTILITIES**

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and Chapter 18.106 of the Napa County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

11. **COLORS**

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

12. **SITE IMPROVEMENTS AND ENGINEERING SERVICES-SPECIFIC CONDITIONS**
Please contact (707) 253-4417 with any questions regarding the following.

A. **GRADING AND SPOILS**

All grading and spoils generated by construction of the project facilities, including cave spoils, shall be managed per Engineering Services direction. All spoils piles shall be removed prior to final occupancy.

B. **TRAFFIC**

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors shall not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

C. **DUST CONTROL**

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.

D. STORM WATER CONTROL

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board (SRWQCB).

E. PARKING

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include but, shall not necessarily be limited to, valet service or off-site parking and shuttle service to the winery.

F. GATES/ENTRY STRUCTURES

Any gate installed at the winery entrance shall be reviewed by the Planning, Building & Environmental Services Department, and the Napa County Fire Department to assure that it is designed to allow large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according to the Napa County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this use permit approval.

13. ENVIRONMENTAL HEALTH-SPECIFIC CONDITIONS

Please contact (707) 253-4471 with any questions regarding the following.

A. WELLS

The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Planning, Building and Environmental Services determines that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. Data requested could include, but would not necessarily be limited to, water extraction volumes and static well levels. If the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts

on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the Director of Planning, Building and Environmental Services shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the Director has provided notice and the opportunity for hearing in compliance with the Napa County Code §13.15.070 (G-K).

B. NOISE

Construction noise shall be minimized to the greatest extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with Napa County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Napa County Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

14. ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Planning, Building and Environmental Services Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be

contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

15. **ADDRESSING**

All project site addresses shall be determined by the Planning, Building and Environmental Services Director, and be reviewed and approved by the United States Post Office, prior to issuance of any building permit. The Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

16. **INDEMNIFICATION**

If an indemnification agreement has not already been signed and submitted, one shall be signed and returned to the County within twenty (20) days of the granting of this approval using the Planning, Building and Environmental Services Department's standard form.

17. **AFFORDABLE HOUSING MITIGATION**

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of Napa County Code Chapter 18.107 or as may be amended by the Board of Supervisors.

18. **PREVIOUS CONDITIONS**

As applicable, the permittee shall comply with any previous conditions of approval for the winery use except as they may be explicitly modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control.

19. **MONITORING COSTS**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of final occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

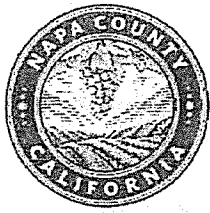
The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.

20. **TEMPORARY AND FINAL OCCUPANCY**

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. Marketing and/or Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions where extenuating circumstances exists and are subject to review and approval by the County Building Official, County Fire Marshal, and the Director of Planning, Building and Environmental Services. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements. Consistent with Board of Supervisors Resolution № 2010-48, "Temporary Certificates of Occupancy are generally not to be used to allow production of wine for more than one year."

Exhibit “D”

Division Comments



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
1199 Big Tree Road
St. Helena, CA 94574

Office: (707) 967-1419
Fax: (707) 967-1474

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Charlene Gallina
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: June 6, 2013

Subject: P13-00140 APN# 025-160-006

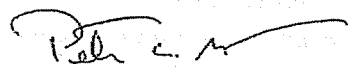
SITE ADDRESS: 3 Zinfandel Lane, St. Helena CA 94574

The Napa County Fire Marshal's Office has reviewed the Use Permit & Variance application for a 30,000 Gallon winery with visitation and marketing. I am requesting that the comments below be incorporated into the project conditions should the Planning Commission approve this project.

1. All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.
2. All fire department access roads shall comply with Napa County Public Works Road and Street Standards.
3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
4. All buildings over 3,600 square feet shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2010 edition with water flow monitoring to a Central Receiving Station.
5. The required fire flow for this project is 200 GPM for a 60 minute duration at 20 psi residual pressure. A UL listed fire pump conforming to NFPA 20, 2010 edition may be required to meet or exceed the required fire flow for the project.

6. Provide 6,000 gallons of water dedicated for fire protection. **Water storage for fire sprinkler systems shall be in addition to the water storage requirement for your fire flows and domestic use.**
7. Provide fire department access roads to within 150 feet of any exterior portion of the buildings. Fire department access roads shall be a minimum of 20 feet in width with a 14 foot clear vertical clearance.
8. All driveways and roads shall comply with the Napa County Public Works Road and Street Standards.
9. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
10. All fire hydrants shall be painted chrome/safety yellow.
11. Approved steamer fire hydrants shall be installed within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2010 edition.
12. Currently serviced and tagged 2A 10BC fire extinguishers shall be mounted 3.5 to 5 feet from the top of all extinguishers to the finished floor and be reachable within 75 feet of travel distance from any portion of every building.
13. All exit doors shall open without the use of a key or any special knowledge or effort.
14. Install illuminated exit signs throughout the buildings per the California Building Code 2010 edition.
15. Install emergency back-up lighting throughout the buildings per the California Building Code 2010 edition.
16. Install laminated 11" x 17" site plans and building drawings in NCFD specified KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET. A PDF file shall be sent to the Napa County fire Marshal's Office.
17. Beneficial occupancy will not be granted until all fire department issues have been, tested and finalized.
18. Provide 100 feet of defensible space around all structures.
19. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
20. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
21. Fire lanes shall be painted red with white 4 inch high white letters to read "NO PARKING FIRE LANE-CVC22500.1"-stenciled on the tops of the curbs every 30 feet.

22. Barricades shall be provided to protect any natural gas meter, fire hydrants, or other fire department control devices, which may be subject to vehicular damage.
23. Technical assistance in the form of a Fire Protection Engineer or Consultant acceptable, and reporting directly to the Napa County Fire Marshal's Office. The Fire protection Engineer or Consultant shall be provided by the applicant at no charge to the County for the following circumstances:
 - a. Independent peer review of alternate methods proposals.
24. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and/or as described above.
25. All post indicator valves and any other control valve for fire suppression systems shall be monitored off site by a Central Station or Remote receiving Station in accordance with NFPA 72 2010 edition.
26. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance.



Pete Muñoa
Fire Marshal



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Shaveta Sharma, Planning Division	From: Peter Corelis, Engineering and Conservation Division <i>PSC</i>
Date: September 3 rd , 2013	Re: Castelluci Family Winery Use Permit & Variance P13-00140, APN: 025-160-006

The Engineering Division received a submittal for a proposed use permit and setback variance generally requesting the following:

To allow establishment of a winery with a production capacity of 30,000 gallons per year with visitation and marketing within the required 600-foot setback from Silverado Trail and Zinfandel Lane. The proposed number of full time employees is two (2). The proposed number of part-time employees is two (2). Winery access off Zinfandel Lane will be improved to meet current Napa County Road and Street Standards.

After careful review of the Castelluci Winery Use Permit modification and variance application package the Engineering Division provides the following facts, findings, and recommended conditions for approval:

EXISTING CONDITIONS:

1. Existing access taken from Zinfandel Lane via a 12 foot wide gravel driveway serving an existing residential structure.
2. Parcel 025-160-006 located in a regulated Federal Emergency Management Agency (FEMA) 1-percent-annual-chance Zone AE floodplain with an adopted regulatory floodway from the Napa River flooding source.

RECOMMENDED CONDITIONS:

SITE IMPROVEMENTS:

3. Any earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Storm Water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
4. Proposed drainage for the development shall be shown on improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. The plan shall also indicate the path of changes in runoff.
5. Drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards".

ACCESS REQUIREMENTS

6. Proposed winery access off Zinfandel Lane shall meet the current Napa County Road and Street Standards requirements for a commercial/common drive, including an overall width of 20 feet comprised of 18 feet of paved travelway and 2 feet of driveable shoulder, both meeting H20 live loading structural criteria.
7. A new access road is proposed to serve the garage and existing house. If the road will serve a residential dwelling it must meet the requirements of a residential driveway. If the length of the residential driveway exceeds 150 feet an intervisible turnout shall be included at a logical point along the driveway, generally at the midpoint. Should the residence be used in conjunction with the commercial use of the winery, a standard commercial drive will be required.
8. A firetruck turnaround shall be provided within 50 feet of every building.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

9. The application shall incorporate Site Design and Source Control Best Management Practices to comply with County and State water quality standards. A preliminary Stormwater Runoff Management Plan (SRMP) was submitted with the application indicating approximately 5,169 cubic feet of excess runoff from the 2-year, 24-hour storm is required to be captured and infiltrated with a drawdown time of 24 to 48 hours. Any facilities implemented to address the capture and treatment of excess runoff volume shall require a maintenance and operation agreement to be recorded with the property to ensure continuous mitigation of the site stormwater impacts.
10. Any new areas that are proposed to be utilized for winery crush, production and processing operations shall be covered as proposed and plumbed to drain only to approved process waste facilities.

OTHER RECOMMENDATIONS:

11. Site improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.

12. All required construction permits must be obtained prior to construction of the facilities and appurtenances proposed in this use permit application. A floodplain permit must be applied for separately with the Planning, Building, and Environmental Services, Engineering Division for any work proposed in the floodplain. No floodway encroachments are permissible, unless accompanied by a no-rise/no-impact flood study and application to FEMA of a Conditional Letter of Map Revision (CLOMR).

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Peter Corelis at (707) 259-87571.



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A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To: Shaveta Sharma, Project Planner From: Kim Withrow, Environmental Health Supervisor

Date: April 8, 2014 Re: Castelluci Winery, 3 Zinfandel Lane
APN: 025-160-006
Project #: P13-00140

The application requesting approval to construct a new 30,000 gallon per year winery as detailed in application materials dated May and August 2013 has been reviewed. This Division has no objection to approval of this application with the following conditions of approval:

1. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Division prior to issuance of any building permits for said areas. An annual food permit will be required.
2. All proposed catered food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, the applicant shall refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
3. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.
4. Prior to drilling or destroying any wells, a well permit must be obtained from this Division by a licensed well drilling contractor.
5. Plans for the proposed subsurface drip alternative sewage treatment system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.

6. A permit to construct the proposed subsurface drip alternative sewage treatment system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
7. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
8. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at: http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

9. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc. The building permit submittal must include a site plan identifying the location of the proposed leach field and reserve areas.
10. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system /private sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
11. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
12. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
13. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must

meet the enclosure requirements provided during use permit process and be included on the building permit submittal.

14. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.

Exhibit “E”

Draft Negative Declaration

THE HISTORY OF THE UNITED STATES

The history of the United States is a story of growth and change. It begins with the first settlers who came to the Americas in search of a new life. They found a land of opportunity, but also a land of challenge. The early years were marked by struggle and hardship, but the spirit of the pioneers was unyielding. They built a nation from scratch, one that would stand as a beacon of freedom and democracy for generations to come.

As the years passed, the United States grew in size and power. It became a nation of immigrants, each bringing their own traditions and customs to the new land. Despite the challenges, the people of the United States remained united in their pursuit of the American dream. They fought for their rights and their freedom, and in the end, they prevailed.

The history of the United States is a testament to the power of the human spirit. It is a story of resilience and courage, of hope and faith. It is a story that inspires us to strive for a better future, for ourselves and for our country. The United States has come a long way, and there is no doubt that it will continue to do so for many years to come.

The United States is a land of opportunity, a land where anyone can achieve their dreams. It is a land of freedom, a land where the rights of every citizen are protected. It is a land of hope, a land where the future is bright. The history of the United States is a story of triumph, a story that we can all be proud of.

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

Initial Study Checklist
 (form updated September 2010)

1. **Project Title:** Castelluci Family Winery, Use Permit P13-00140 and Variance P14-00074.
2. **Property Owner:** Antonio Castelluci, 14 Pelican Pt. Road, Belvedere, CA 94920.
3. **Project Sponsor's Name and Address:** Antonio Castelluci, 14 Pelican Pt. Road, Belvedere, CA 94920.
4. **Representative:** Jon Webb; 113 Hunt Avenue, St. Helena, CA 95474; (707) 963-1217; jwebb@albionsurveys.com.
5. **County Contact Person, Phone Number and email:** Shaveta Sharma; (707) 299-1358; shaveta.sharma@countyofnapa.org
6. **Project Location and APN:** The project is located on a 19.3 acre parcel on the northwest corner of Silverado Trail and Zinfandel Lane, within the AP (Agricultural Preserve) zoning district; 3 Zinfandel Lane, Saint Helena; APN: 025-160-006.
7. **General Plan description:** Agricultural Resource (AR) Designation.
8. **Zoning:** Agricultural Preserve (AP) District.
9. **Background/Project history:** The existing parcel has consisted of 15 acres of vineyards for many decades. The site also includes an existing residence of 3,700 square feet including the garage, well, cottage, barn, and several agricultural storage buildings.
10. **Project Description:** Approval for a new Winery Use Permit and Variance to allow the following:
 - (a) Allow production up to 30,000 gallons per year;
 - (b) Construction of new winery buildings totaling 8,145 square feet, a 700 square foot covered crush pad, and 3,531 square foot hospitality building including a tasting room, commercial kitchen, and office space;
 - (c) Construction of a Transient Non-Community Water System (a water system to serve the winery, visitors, and employees);
 - (d) Construction of ten (10) parking spaces;
 - (e) Construction of a twenty foot wide access driveway to the proposed winery building;
 - (f) Construction of a left-turn lane on Zinfandel Lane;
 - (g) Construction of a new well;
 - (h) 10 or fewer employees;
 - (i) Tours and tastings by appointment only on a daily basis up to a maximum of (50) visitors per day;
 - (j) Private promotional tastings with meals up to 12 per year with a maximum of (25) guests;
 - (k) Marketing events up to 3 per year with a maximum of (60) guests;
 - (l) Marketing events up to 2 per year with a maximum of (125) guests;
 - (m) Harvest events up to 2 per year with a maximum of (50) guests; and
 - (n) Request for on premise consumption of wines produced on site within the hospitality building in accordance with AB 2004;
 - (o) A Variance to encroach approximately 460 feet from the required 600 foot setback from Silverado Trail;
 - (p) A Napa County Road and Streets Standards Exception request to the required 600 foot lane transition to each side of a driveway's intersection with a County road to install a new left turn lane on Zinfandel Lane.
11. **Environmental setting and surrounding land uses:**

The 19.3 acre parcel is located on the northwest corner of Silverado Trail and Zinfandel Lane and zoned Agricultural Preserve. Approximately 15 of the 19.3 acres are planted in vineyard. Native vegetation in the area consists of Valley Oak Savanna, with most of the Oaks scattered along the banks of the Napa River as the project site has been fully developed for decades. The soils on site are Bressa-Dibble complex (15 to 30 percent slopes), Cortina very gravelly loam, (0 to 5 percent slopes) and Pleasanton loam, (0 to 2 percent slopes). The parcel is developed with a residence, barn, well, vineyards, and accessory structures. The surrounding land uses include vineyards, wineries (Kent Rasmussen Winery, Stephens Winery, Joseph Phelps Vineyards, Heitz Wine Cellars, Hogue Winery, Mario Perelli Minetti, Kelham Winery, The Ranch Winery), and residential development on large parcels, the nearest of which is approximately 407 feet from the

winery. The Napa River is located along the southern property line of the parcel, with the top of the bank approximately 103 feet from the nearest structure. All structures are proposed to be located outside the limits of the 500 year flood limits.

12. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement). The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, and waste disposal permits, in addition to CalFire. Permits may also be required by the Department of Alcoholic Beverage Control and Bureau of Alcohol, Tobacco, & Firearms.

Responsible (R) and Trustee (T) Agencies
None Required.

Other Agencies Contacted
Federal Trade and Taxation Bureau
Department of Alcoholic Beverage Control

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

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

On the basis of this initial evaluation:

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

Shaveta Sharma, Planner III
Napa County Planning, Building, and Environmental Services

Date

	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, this area is defined by a mix of vineyard, winery, residential uses, a stream, and the Napa River located along the southern property line of the site along the floor of the Napa Valley. The project would not result in substantial damage to scenic resources or substantially degrade the visual character or quality of the site and its surroundings. The project site is currently developed with an existing residence, well, barn, cottage, and accessory structures. The proposal includes construction of a new winery, hospitality functions and incidental retail and office uses, a new well, a left-turn lane, ten parking spaces, a Transient Non-Community Water System, and a 20 foot wide driveway access. The structure proposes to be set back 500 feet from Zinfandel Lane and 139 feet from Silverado Trail. There are no rock outcroppings visible from the road or other designated scenic resources on the property.

d The construction of winery uses may result in the installation of additional lighting that may have the potential to impact nighttime views. Although the project is in an area that has a certain amount of existing nighttime lighting, the installation of new sources of nighttime lights may affect nighttime views. 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. As designed, and as subject to the standard condition of approval, below, the project will not have a significant impact resulting from new sources of outside lighting.

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is not subject to this requirement. Prior to issuance of any building permit for construction of the winery, two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with California Building Code.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES.¹ Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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/b/e. The project site is designated Prime Farmland and would not result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Important as shown on the Napa County Important Farmland Map 2002 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The proposed project would not conflict with existing zoning for agricultural uses. There is no Williamson Act contract associated with the parcel. There are no other changes included in this proposal that would result in the conversion of Farmland beyond the immediate project site. 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.
- c/d. The project site is zoned Agricultural Preserve (AP), which allows wineries upon grant of a use permit. According to the Napa County Environmental resource maps (based on the following layers – Sensitive Biotic Oak Woodlands, Riparian Woodland Forest and Coniferous Forest) the project site does not contain woodland or forested areas. Therefore, the proposed project will not conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>¹ "Forest land" is defined by the State as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." (Public Resources Code Section 12220(g)) The Napa County General Plan anticipates and does not preclude conversion of some "forest land" to agricultural use, and the program-level EIR for the 2008 General Plan Update analyzed the impacts of up to 12,500 acres of vineyard development between 2005 and 2030, with the assumption that some of this development would occur on "forest land." In that analysis specifically, and in the County's view generally, the conversion of forest land to agricultural use would constitute a potentially significant impact only if there were resulting significant impacts to sensitive species biodiversity, wildlife movement, sensitive biotic communities listed by the California Department of Fish and Wildlife, water quality, or other environmental resources addressed in this checklist.</p>				

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act (CEQA). 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. On August 12, 2013, the Court of Appeal reinstated the District's thresholds of significance provided in Table 3-1 (Criteria Air Pollutants & Precursors Screening Levels Sizes) and they are applicable for evaluating projects in Napa County.

The proposed project includes 30,000 gallons of production; meaning that this project would account for 54 maximum daily trips, inclusive of employees and visitation, on a typical weekday, and 14 trips on harvest-season day with no marketing events.

Over the long term, emission sources for the proposed project will consist primarily of mobile sources including vehicles visiting the site. The Air District's threshold of significance provided in Table 3-1 has determined that similar projects such as a quality restaurant that do not exceed a threshold of 47 ksf will not significantly impact air quality and do not require further study (BAAQMD CEQA Guidelines, May 2011 Pages 3-2 & 3-3.). Given the size of the project is 12,376 sq.ft. compared to the BAAQMD's screening criterion of 47ksf NOX (high quality restaurant) and 541ksf (general light industry), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.)

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 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 Valley create a relatively high potential for air pollution. Over the long 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 resulting busiest day plus marketing total of 81 two-way trips is well below the threshold of significance. 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. 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, May 2011 Updated CEQA Guidelines.

- All exposed surfaces (e.g. parking areas, staging areas, soil piles, grading areas, and unpaved access (road) 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 tracked 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 [CCR]). Clear signage 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.

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 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: None required.

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

Castelluci Family Winery: Use Permit P13-00140

Page 6 of 18

- a/b. According to the Napa County Environmental Resource Maps (based on the following layers - plants CNPS points & polygons, plant surveys, red legged frog core area and critical habitat, vernal pools & vernal pool species, Spotted Owl Habitat – 1.5 mile buffer and known fish presence) no known candidate, sensitive, or special status species have been identified as occurring within the project boundaries. The project would not have a substantial adverse effect on any special status species, or species of particular concern. As discussed in the section I above, the proposal and associated construction are minimal with no significant grading or tree removal required. In addition, the site has been developed with a vineyard, residence, barn, cottage, well, and accessory structures. Furthermore, there were no species or site conditions which would be considered essential for the support of a species with limited distribution or considered to be a sensitive natural plant community. The potential for this project to have an impact on special status species is less than significant.
- c/d. According to the Napa County Environmental Resource Maps (based on the following layers – water bodies, vernal pools & vernal pool species) there are no wetlands on the property or on neighboring properties that would be affected by this project. Therefore, project activities will not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites, because no sensitive natural communities have been identified on the property. Therefore, the project as proposed would have no impact to biological resources.
- e/f. This project would not interfere with any ordinances protecting biological resources. The property contains 44 Oak trees ranging in size from 6" dbh to 50" dbh, none of which will be impacted as part of the proposed project, as most lie along the western property line along the banks of the Napa River. There are no tree preservation ordinances in effect in the County. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans.

Mitigation Measures: None 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-c. According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no historical, archaeological, or paleontological resources, sites or unique geological features have been identified on the property. Based on the proposed project plans, there would be no impact to cultural resources. However, if resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval:

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

An Archeological study was prepared as part of the project's application dated May 6, 2013 and prepared by Jay. M. Flaherty. The report found that there are five cultural resources located on the property, consisting of a single-family residence, barn, the remains of a rock

fence, an anchor point for a cable and basket system across the Napa River, and a section of historic ribbon wire fence. The proposed project would not affect any of the resources found, which are located outside the projects boundaries and range from approximately 180 to 320 feet from the winery buildings, or have the potential to damage or impact the residence. No information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard condition of approval as noted above.

- d. No human remains have been encountered on the property and no information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with standard condition of approval noted above.

Mitigation Measures: None required.

	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 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) D 4829.	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.
- i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regards to rupturing a known fault.
 - ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.
 - iii.) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest editions of the Uniform Building Code for seismic stability would result in less than significant impacts.
 - iv.) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there are no landslide deposits in the proposed development area.
- b. The proposed development is minimal and will occur on slopes ranging from 0% to 30%. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the soils on site are comprised of Bressa-Dibble complex, Cortina Very Gravelly Loam, and Pleasanton Loam. The project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance which addresses sediment and erosion control measures and dust control, as applicable.

- c/d. According to preliminary geologic mapping of the St. Helena Quadrangle performed by the California Geologic Survey (CGS-2004), the property is underlain by Pre-Quaternary deposits and bedrock and the majority of the site is underlain by undifferentiated Holocene stream terrace deposits. Based on the Napa County Environmental Sensitivity Maps (liquefaction layer) the project site has a low susceptibility for liquefaction on the northern half of the property and a very high susceptibility for liquefaction on the southern portion of the parcel. Development will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to the maximum extent possible.
- e. A Transient Non-Community Water System is proposed as part of the project to serve the winery, visitors, and employees. The system will be designed by a licensed engineer and will be reviewed and approved by the Department of Environmental Health. There does not appear to be any limitation on this parcel's ability to support an on-site water system which will be able to support the proposed project.

Mitigation Measures: None 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 California Environmental Quality Act (CEQA) Project Screening Criteria and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents (CO₂e)]. 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). (Note: Pursuant to State CEQA Guidelines Section 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: energy conserving lighting, water efficient landscape, limiting amount of grading and tree removal, local food production, and education of staff and visitors on sustainable practices.

The proposed project has been evaluated against the BAAQMD thresholds and determined that the project would not exceed the 1,100 MT/yr of CO₂e. GHG Emission reductions from local programs and project level actions, such as application of the Cal Green Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those winery features noted above would combine to further reduce emissions below BAAQMD thresholds.

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: None required.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project

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

Discussion:

- The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage or transportation of greater than 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project some hazardous materials, such as building coatings/adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less-than-significant impact.
- The project would not result in the release of hazardous materials into the environment.
- There are no schools located within one-quarter mile from the proposed project site.
- The proposed site is not on any known list of hazardous materials sites.
- The project site is not located within two miles of any public airport.
- The project site is not located within the vicinity of any private airports.
- The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan.
- The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires.

Mitigation Measures: None 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"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: On January 14, 2014 Governor Jerry Brown declared a drought emergency in the state of California. The declaration stopped short of imposing mandatory conservation measures statewide. Mandatory water restrictions are being left to individual jurisdictions. At this time the County of Napa has not adopted or implemented mandatory water use restrictions. The County requires all Use Permit applicants to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project. On June 28, 2011 the Board of Supervisors approved creation of a Groundwater Resources Advisory Committee (GRAC). The GRAC's purpose was to assist County staff and technical consultants with recommendations regarding groundwater, including data collection, monitoring, well pump test protocols, management objectives, and community support. The County completed a county-wide assessment of groundwater resources (Napa County Groundwater Conditions and Groundwater Monitoring Recommendations Report (Feb. 2011)) and developed a groundwater monitoring program (Napa County Groundwater Monitoring Plan 2013 (Jan. 2013)). The County also completed a 2013 Updated Hydrogeologic Conceptualization and Characterization of Groundwater Conditions (Jan. 2013).

In general, recent studies have found that groundwater levels in the Napa Valley Floor exhibit stable long-term trends with a shallow depth to water. Historical trends in the Milliken-Sarco-Tulucay (MST) area, however, have shown increasing depths to groundwater, but recent stabilization in many locations. Groundwater availability, recharge, storage and yield is not consistent across the County. More is known about the resource where historical data have been collected. Less is known in areas with limited data or unknown geology. In order to fill existing data gaps and to provide a better understand of groundwater resources in the County, the Napa County Groundwater Monitoring Plan recommended 18 Areas of Interest (AOIs) for additional groundwater level and water quality monitoring. Through the well owner and public outreach efforts of the Groundwater Resources Advisory Committee (GRAC), approximately 40 new wells have been added to the monitoring program within these areas. Groundwater Sustainability Objectives were developed and recommended by the GRAC. In their recommendations, the Committee reviews the goal of developing sustainability objectives, provides a definition, and explains the shared responsibility for Groundwater Sustainability. They go on to review the important role of

monitoring as a means to achieving groundwater sustainability and the principles underlying the sustainability objectives. The groundwater sustainability objectives are outlined, along with an implementation table which provides additional recommendations on how, metrics of success, by when, by who, and estimated cost ranges.

Groundwater Sustainability Objectives were also developed by the GRAC and recommended to the Board of Supervisors. In their recommendations, the Committee reviews the goal of developing sustainability objectives, provides a definition of groundwater sustainability, and explains the shared responsibility for groundwater sustainability. They go on to review the important role of monitoring as a means to achieving groundwater sustainability and the principles underlying the sustainability objectives. The Groundwater Sustainability Objectives are outlined, along with a Sustainability Objectives Implementation Table which provides additional recommendations on how, metrics of success, timeframes, responsibility, and estimated cost ranges.

- a/b. The project is not expected to violate any water quality standards or waste discharge requirements nor substantially deplete local groundwater supplies. The project's development plans incorporate a Transient Non-Community Water System (a water system to serve the winery, visitors, and employees). The project site includes an existing well, which will be removed and replaced as it is located within the proposed parking lot for the project. The new well will be used to serve the property and proposed winery operations. The projected water use for the project is 0.80 AF/YR. Existing water use for residential purposes is 1.05AF/YR and will remain the same with the proposed project. Current water use for the vineyard is 0.0 AF/YR as the vineyards are not irrigated with groundwater, but from the Napa River (State of California License # 448, Permit # 1216, Application # 2236). The Winery as part of the proposed project is expected to use 0.65 AF/YR. Landscaping currently utilizes 0.0 AF/YR and will increase to 0.15 AF/YR. Napa County has established a threshold of 19.3 AF/YR for this parcel which is calculated by applying a rate of 1.0 AF/YR multiplied by the acreage of the site; therefore the estimated water demand of 1.85 AF/YR is below the threshold established for the parcel. No further analysis is required.
- c-e. The project proposal will not alter any drainage patterns on site or cause an increase in erosion on or off site. The project would be required to incorporate an erosion control plan to manage onsite surface drainage and erosion of onsite soils during construction and winter months (October to April). By incorporating a Standard Measures erosion control plan, this project would have a less than significant impact on drainage and siltation. There are no existing or planned stormwater systems that would be affected by this project.
- 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 Transient Non-Community Water System proposal and has found the proposed system adequate to meet the facility's needs as conditioned. No information has been encountered that would indicate a substantial impact to water quality.
- g-i. The project site is not located within a flood hazard area, nor would it impede or redirect flood flows or expose structures or people to flooding. The project site is not located within a dam or levee failure inundation zone.
- j. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows.

Mitigation Measures: None.

	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-c. The project would not occur within an established community, nor would it result in the division of an established community. The project complies with the Napa County Code and all other applicable regulations. The subject parcel is located in the AP (Agricultural Preserve) zoning district, which allow wineries and uses accessory to wineries subject to use permit approval. The proposed project is 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 AR (Agricultural Resource), which allow "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 wineries to be designed generally of a high architectural quality for the site and its surroundings. The proposed winery will convey the required permanence and improving the buildings overall attractiveness. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measures: None 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"/>
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 (*Mines and Mineral Deposits*, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on or near the project site.

Mitigation Measures: None 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 type="checkbox"/>	<input checked="" 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"/>

	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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. The project will result in a temporary increase in noise levels during the brief construction of the project. Construction activities will be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. The project would not result in potentially significant temporary construction noise impacts or operational impacts. Given the proximity to the neighbors, the closest of whom is located over 400 feet away, there is a relatively low potential for impacts related to construction noise to result in a significant impact. Furthermore, construction activities would generally occur during the period of 7am-7pm on weekdays, during normal hours of human activity. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project will not result in long-term significant construction noise impacts. Conditions of approval would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels.
- c/d. 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 events on a weekly, monthly and annual basis, some of which would include up to 125 visitors (2 per year). The Napa County 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), the area surrounding the subject property is developed, with a scattering of homes located in the immediate vicinity and directly adjacent to the site with the nearest residences located to the north. The proposed winery building is set back approximately 189 feet from the centerline of Silverado Trail and the existing residence is approximately 80 feet from the nearest proposed structure. Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against amplified music, should ensure that marketing events and other winery activities do not create a significant noise impact. Events and music are required to finish by 10p.m. every evening.
- e/f. The project site is not located within an airport land use plan or within two miles of a public airport or within the vicinity of a private airstrip.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. Staffing for the winery would include two full-time and two part-time employees. The Association of Bay Area Governments' *Projections 2003* figures indicate that the total population of Napa County is projected to increase some 23% by the year 2030 (*Napa County Baseline Data Report*, November 30, 2005). Additionally, the County's *Baseline Data Report* indicates that total housing units currently programmed in county and municipal housing elements exceed ABAG growth projections by approximately 15%. The two full-time and two part-time employee positions which are part of this project will most likely lead to some population growth in Napa County. However, relative to the County's projected low to moderate growth rate and overall adequate programmed housing supply, that population growth does not rise to

a level of environmental significance. In addition, the project will be subject to the County's housing impact mitigation fee, which provides funding to meet local housing needs.

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 environment 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 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. This application will not displace a substantial volume of existing housing or a substantial number of people and will not necessitate the construction of replacement housing elsewhere.

Mitigation Measures: None 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 project site and the additional demand placed on existing services would be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshall conditions and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire Department and Engineering Services Division 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. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees, property tax increases, and taxes from the sale of wine will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. RECREATION. Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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/b. The project would not significantly increase the use of recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment.

Mitigation Measures: None 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 type="checkbox"/>	<input checked="" 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 19.3 acre project site is located on the northwest corner of Silverado Trail and Zinfandel Lane. The project includes the construction of new 30,000 gallon/year winery, hospitality functions, and office uses. The site will accommodate up to ten full-time on site with the ability to park 10 vehicles, with up to 50 daily visitors by appointment and a proposed marketing plan. Marketing activities would occur outside the weekday and Saturday peak traffic periods (7-10 AM and 4-6 PM), additionally daily tours and tastings would end before the start of weekday peak traffic

periods (4-6 PM). Access to the proposed winery would be from both directions of Zinfandel Lane with the proposed left turn lane. The proposed winery driveway would be 20-feet to meet County Standards. The applicant is requesting an Exception to the Napa County Road and Street Standards which requires a 600 foot transition lane for the newly constructed left-turn lane and the driveway's intersection of the County Road due to environmental constraints with widening an existing historic bridge west of the project site. The exception would allow for a reduced taper of approximately 175 feet. The applicant submitted a traffic study prepared by Crane Transportation Group along with the application. The study analyzed impacts of the winery's operations at full capacity and marketing and concluded that the increases in trips would not pose any significant impacts to Silverado Trail or Zinfandel Lane.

Traffic conditions on roads and at intersections are generally characterized by their "level of service" or LOS. LOS is a convenient way to express the ratio between volume and capacity on a given link or at a given intersection, and is expressed as a letter grade ranging from LOS A through LOS F. Each level of service is generally described as follows:

LOS A- Free-flowing travel with an excellent level of comfort and convenience and freedom to maneuver.

LOS B- Stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in comfort, convenience, and maneuvering freedom.

LOS C- Stable operating conditions, but the operation of individual users is substantially affected by the interaction with others in the traffic stream.

LOS D- High-density, but stable flow. Users experience severe restrictions in speed and freedom to maneuver, with poor levels of comfort and convenience.

LOS E- Operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.

LOS F- Forced or breakdown conditions. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Long queues can form behind these bottleneck points with queued traffic traveling in a stop-and-go fashion. (2000 Highway Capacity Manual, Transportation Research Board)

The peak month daily volumes are well within the carrying capacity of a rural two lane highway and with a LOS F at Zinfandel Lane, the closest intersection to the project site. The proposed winery is expected to generate 33 daily trips and 12 daily PM peak hour trips. On a typical Saturday, 28 daily trips with 14 peak hour trips would be expected. Traffic operations were also analyzed for cumulative (Year 2030) conditions. Based on traffic forecast, volumes on Silverado Trail and Zinfandel Lane would minimally impact the level of service during Friday and Saturday peak traffic hours. Additional measures implemented by the County, including scheduling events and visitation outside of peak periods (currently a condition of approval), would further reduce long term conditions.

- c. This proposed project would not result in any change to air traffic patterns.
- d-e. Access to the proposed winery will be from Zinfandel Lane, onto the site and would meet County Road and Street Standards and CALTRANS requirements. The project would result in no significant off-site circulation system operational impacts nor any sight line impacts at the proposed project driveway.
- e. The project proposes a total of 10 parking spaces. These parking spaces would be sufficient to accommodate parking needs during normal business days for employees and visitors. Additional parking will be required for the larger marketing events, the applicant will provide valet services for larger events with parking along vineyard rows and other suitable areas on the site. No parking will be permitted within the right-of-way of Silverado Trail or Zinfandel Lane.
- g. There is no aspect of this proposed project that would conflict with any adopted policies, plans or programs supporting alternative transportation.

Mitigation Measures: None required.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI.	UTILITIES AND SERVICE SYSTEMS. Would the project:				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact.
- b. The project will not require construction of any new water treatment facilities that will result in a significant impact to the environment. Water will be provided by a new well. A new wastewater system will be constructed on site. The system will be designed by a licensed engineer and will be reviewed and approved by the Division of Environmental Health.
- c. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which will cause a significant impact to the environment.
- d. The project has sufficient water supplies to serve projected needs. The projected water use for the project is 0.80 AF/YR. Napa County has established a threshold of 19.3 AF/YR for this parcel; therefore the total estimated water demand of 1.85 AF/YR is below the threshold established for the parcel. No further analysis is required.
- e. Wastewater will be treated on-site and will not require a wastewater treatment provider.
- f. The project will be served by a landfill with sufficient capacity to meet the projects demands. No significant impact will occur from the disposal of solid waste generated by the project.
- g. The project will comply with federal, state, and local statutes and regulations related to solid waste.

Mitigation Measures: None required.

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

- | | Potentially
Significant Impact | Less Than
Significant
With Mitigation
Incorporation | Less Than
Significant
Impact | No Impact |
|--|-----------------------------------|--|------------------------------------|-------------------------------------|
| 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 as proposed will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential air quality, green house gas emissions, and traffic impacts are discussed in the respective sections above. The project would also increase the demands for public services to a limited extent, increase traffic and air pollution, all of which contribute to cumulative effects when future development in Napa Valley is considered. Cumulative impacts of these issues are discussed in previous sections of this Initial Study and would not be of significant impact.
- 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 would not have any environmental effects that would result in significant impacts.

Mitigation Measures: None Required.

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Exhibit “F”

Public Comments

EXHIBIT 100-100

JOSEPH PHELPS
VINEYARDS

March 21, 2014

Napa County Planning Commission
Attn: Ms. Shaveta Sharma
1195 Third Street, Suite 210
Napa, California 94559

Re: Winery Project of Mr. Antonio Castellucci, 3 Zinfandel Lane

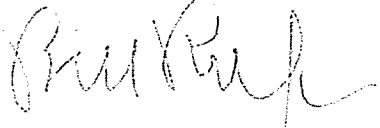
Dear Members of the Napa County Planning Commission:

I am pleased to write this letter of support for the use permit application of Mr. Antonio Castellucci.

Mr. Castellucci's project is located at 3 Zinfandel Lane. Joseph Phelps' winery and Home Ranch vineyards are located a short distance from Mr. Castellucci's property. I have met with Mr. Castellucci at his property, and reviewed his winery plans with him. I am confident that this project will be a positive addition to our neighborhood.

If you have questions, please contact me at (707) 963-2745.

Very truly yours,


Bill Phelps
President

RECEIVED
Napa County Planning Commission
& Environmental Services

QUINTESSA

Napa County Planning Commission
RE: Castelucci Winery

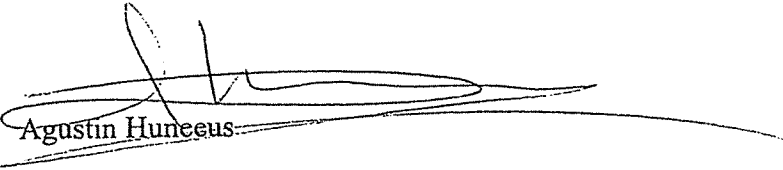
Distinguished Members:

I wish to recommend approval of the Castelucci Winery for two reasons:

Mr. Castelucci is a good neighbor: Conscientious, generous, creative, and interesting.
The winery he is proposing is well integrated into the scenery and environment.

As a neighbor, I would feel that the approval of the project enhances the area.

Thank you,



Agustin Huneeus

RECEIVED

MAR 27 2014

Napa County Planning, Building
& Environmental Services

1601 SILVERADO TRAIL, P.O. BOX 595
RUTHERFORD, CALIFORNIA USA 94573
TEL (707) 967-1601 FAX (707) 286-2727
WWW.QUINTESSA.COM

ALBION SURVEYS

CONSULTING LAND SURVEYORS

1113 Hunt Avenue, St. Helena, CA 94574
(707) 963-1217 ♦ FAX (707) 963-1829
E-Mail: jwebb@albionsurveys.com

August 7, 2013

Ms. Charlene Gallina
Napa County Planning
To Be Delivered

RECEIVED

AUG 09 2013

Napa County Planning, Building
& Environmental Services

Regarding: Castellucci Winery Use Permit and Variance, P13-00140UP&Variance

Dear Charlene:

Per your Project Status Report dated June 7, 2013, I offer the following comments and information:

1.
 - a) An Archeological Assessment, Phase 1 Septic Analysis and Public Water System Report are enclosed.
 - b) Corrections have been made to Page 6 of the application and the site plan
 - c) A Site Plan with Summary Table are included
 - d) Items i through v have been added to the Site Plan, there is one shed which will be removed (shown on Site Plan), item iv has also been added to sheet A1.1
 - e) No trees will be removed as part of this project. I have added a statement to the Project Narrative and added the existing trees in the vicinity of the Winery
 - f) A Completed BMP Checklist is included
 - g) I have noted on page 14 of the application that spoils will be used "On site for new construction, excess will go to land fill"
 - h) An architect's rendition of the Winery location before and after is enclosed
 - i) A disc of application materials is enclosed
2. A Traffic Study will be submitted by August 19th.
3. All information requested by Environmental Health Department is enclosed. Please note the Outdoor Cooking area has been changed to Outdoor Barbeque area.
4. The BFE and other information requested has been added to the Site Plan. A completed Post Construction, Appendix A is enclosed

Enclosed you will also find amended pages 6, 12 and 14 of the application and an amended Project Narrative.

Please contact me if you have any questions or comments.

Very Truly Yours,
Albion Surveys

Jon M. Webb

Principal
PLS 6709

Letters\Respond to County (1).doc

CC: Antonio Castellucci

RECEIVED

AUG 09 2013

PROJECT NARRATIVE
(Castellucci Family Winery Use Permit and Variance)

Napa County Planning, Building
& Environmental Services

The purpose of this application is to be granted a Use Permit to construct a winery with an annual production capacity of 30,000 gallons. The accompanying Variance Application is being filed to obtain approval of a Variance to construct the Winery within the 600 foot setback of Zinfandel Lane and the Silverado Trail.

16,000 gallons of the production will be from wine utilizing estate fruit from the subject property and the remaining 14,000 gallons of production will be for additional fruit brought to the winery.

The property is a 19.3 acre parcel which lies along the Napa River and abuts Zinfandel Lane and the Silverado Trail. There currently exists 15 acres of vineyards, a residence, farm labor unit, a barn and a few outbuildings. One shed will be removed to accommodate the new winery. All winery structures will new construction. Access to the winery will be via an existing driveway from Zinfandel Lane which will be realigned and modified to meet Napa County Road and Street Standards. No Road Exceptions are being requested as part of this application. No trees will be removed from the site because of this permit. Approximately 1 acre of vineyards will be removed to accommodate the winery.

The proposed winery production buildings will have a total indoor floor area of 7690 square feet and will include fermenting, mechanical, lab, barrel aging, bottling, bathroom, storage, shipping and receiving. The remaining area devoted to production will include a 700 square foot covered crush pad, bringing the total area devoted for production to 8390 square feet. The indoor/covered building area devoted to administration, marketing, commercial kitchen, bathroom and hospitality total 3336 square feet.

The winery will be operated by an average of 2 full time and 2 part time employees. Daily visitation by appointment only is proposed for up to 50 people per day. A detailed marketing plan is also outlined in the attached Supplemental Application for Winery Uses.

(Revised 8/2/13)

Exhibit “G”

Use Permit and Variance Application

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(



A Tradition of Stewardship
A Commitment to Service

P13-00140 UP
FILE # P13-00 Ven

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: _____
TYPE OF APPLICATION: _____ Date Published: _____
REQUEST: _____ Date Complete: _____

TO BE COMPLETED BY APPLICANT

PROJECT NAME: Castellucci Family Winery

Assessor's Parcel #: 025-160-006 Existing Parcel Size: 19.3

Site Address/Location: 3 Zinfandel Lane St Helena, CA 94574
No. Street City State Zip

Property Owner's Name: Antonio Castellucci

Mailing Address: 75 Margarita Drive San Rafael, CA 94901 14 Pelican Pt. Rd., Belvedere CA
No. Street City State Zip 94920

Telephone #: (415) 948 - 4595 Fax #: () - E-Mail: _____

Applicant's Name: Same as Owner antoniocastellucci@yahoo.com

Mailing Address: _____
No. Street City State Zip

Telephone #: () - Fax #: () - E-Mail: _____

Status of Applicant's Interest in Property: _____

Representative Name: Albion Surveys, Inc. Attn: Jon M Webb

Mailing Address: 1113 Hunt Avenue St Helena, CA 94574
No. Street City State Zip

Telephone # (707) 963-1217 Fax #: (707) 963-1217 E-Mail: jwebb@albionsurveys.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Antonio Castellucci 4-4-13
Signature of Property Owner Date Signature of Applicant Date
Antonio Castellucci _____
Print Name Print Name

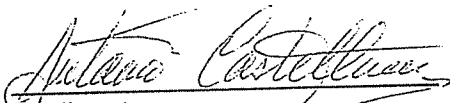
TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
Total Fees: \$ 8000.00 Receipt No. 960114 Received by: SG Date: 5/2/13

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.


Applicant

4-4-13

Date

Property Owner (if other than Applicant)

Castellucci Family Winery

Project Identification

REASONS FOR GRANTING A VARIANCE

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.

This property is located at the corner of Zinfandel Lane and the Silverado Trail. The proposed location of the Winery will not meet the 600 foot setback from the center of the Silverado Trail or Zinfandel Lane. The winery is 140 feet from the center of the Silverado Trail and 590 feet from the center of Zinfandel Lane. The property has a unique narrow shape with County Rights of Way running along two property boundaries (north and east boundaries) and the center of the Napa River running along and entire south boundary line. All of the property lies within the 600 foot setback from Silverado Trail except for 2 small corners which are in the Napa River and it's floodway. The unique shape of the property, having two property boundaries which are County Rights of Way and a boundary line which is the Napa River create an exceptional and extraordinary hardship that is unique to this property and not common to many properties, if any, in Napa Valley. By adhering to the strict application of the Zoning regulations, it would not be possible to build a Winery and thus creates a unique hardship not experienced by other properties in the County. The strict application of the Zoning Regulations would create an extraordinary hardship on this property that will prohibit a Winery.

2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.

The AP zoning district allows a winery on this property subject to the approval of a Use Permit. The property complies with the development standards for a winery in all other manners other than the setbacks from the Silverado Trail and Zinfandel Lane. All of the findings necessary for the granting of a Use Permit can be made and the project is consistent with the General Plan. The granting of this variance is necessary to allow the approval of the Use Permit for the winery, and the preservation and enjoyment of property rights enjoyed by other properties in the AP zoning district. Due to the unique shape, terrain and environmental characteristics of this property, this variance will not be a grant of special privilege inconsistent with the limitations on other properties.

3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

The health and safety of the neighborhood and of the County will not be affected by this project because with the approval of the lesser setback, the winery will be built in an area where earthwork and grading will be minimal and the Napa River and it's floodway will not be encroached upon. The winery facility will be screened from the Silverado Trail and neighbors by the natural terrain and vegetation. The granting of the variance will allow the winery to be located on this property in areas which will minimize earthwork and actually benefit the County and neighborhood by reducing traffic on the State Highway and County roads for the transport of grapes once the winery is operational. By being further located from the Napa River, the approval of the variance will also allow the protection of a natural resource which benefits the public and the neighborhood.



A Tradition of Stewardship
A Commitment to Service

Napa County

Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417

web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

file No P13-00140

Use Permit Application

To be completed by Planning staff...

Application Type: New Use Permit

Date Submitted: 5-1-13 Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$ 8,000.00 Receipt No. 96014 Received by: SJS Date: 5-1-13

**Total Fees will be based on actual time and materials*

To be completed by applicant...

Project Name: Castellucci Family Winery

Assessor's Parcel No: 025-160-006 Existing Parcel Size: 19.3 ac.

Site Address/Location: 3 Zinfandel Lane, St Helena, CA 94574

Primary Contact: ☐ Owner ☐ Applicant ☒ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Antonio Castellucci

Mailing Address: 14 Pelican Point Road, Belvedere, CA 94920

Telephone No: (415) 948-4595 E-Mail: antoniocastellucci@yahoo.com

Applicant (if other than property owner): _____

Mailing Address: _____

Telephone No: () - E-Mail: _____

Representative (if applicable): Albion Surveys, Inc. Attn: Jon M Webb

Mailing Address: 1113 Hunt Avenue, St Helena, CA 94574

Telephone No: (707) 963-1217 E-Mail: jwebb@albionsurveys.com

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

See Attached Narrative

What, if any, additional licenses or approvals will be required to allow the use?

District _____

Regional _____

State Yes _____

Federal Yes _____

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

No offsite improvements are proposed by this Use Permit. Onsite improvements include widening of the existing 12' paved driveway to meet Napa County Road and Street Standards, abandoning the existing well and the construction of a new Public Well/Water System, construction of the Winery septic systems, new water storage tanks and the construction of the new winery facility.

The new winery facility will be comprised of 2 new buildings, the production/mechanical/hospitality building (11,600 square feet), an outdoor covered crush pad(700 square feet) and a small, detached hospitality room(800 square feet).

12 parking spaces are proposed.

Improvements, cont.

Total on-site parking spaces: 2 existing 11 proposed

Loading areas: 0 existing 1 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? ☐ Yes ☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 1.6 acres

Employment and Hours of Operation

Days of operation: _____ existing 7 proposed

Hours of operation: _____ existing 7-6 proposed

Anticipated number of employee shifts: _____ existing 1 proposed

Anticipated shift hours: _____ existing 7-6 proposed

Maximum Number of on-site employees:

☐ 10 or fewer ☐ 11-24 ☐ 25 or greater (specify number) _____

Alternately, you may identify a specific number of on-site employees:

☒ other (specify number) 2FT, 2PT

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

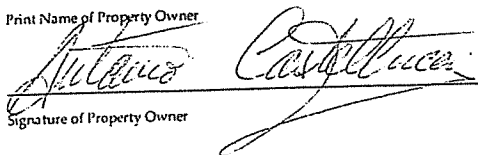
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Antonio Castellucci

Print Name of Property Owner



Signature of Property Owner

Date

Print Name Signature of Applicant (if different)

Signature of Applicant

Date

Supplemental Application for Winery Uses

Operations

Please indicate whether the activity or uses below are already legally EXISTING, whether they exist and are proposed to be EXPANDED as part of this application, whether they are NEWLY PROPOSED as part of this application, or whether they are neither existing nor proposed (NONE).

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input checked="" type="checkbox"/> On-Site?	<input type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Please identify the winery's...

Existing production capacity: _____ gal/y Per permit No: _____ Permit date: _____

Current maximum actual production: _____ gal/y For what year? _____

Proposed production capacity: 30,000 gal/y

* For this section, please see "Winery Production Process," at page 11.

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation: _____ existing 50 proposed

Average daily tours and tastings visitation¹: _____ existing 30 proposed

Visitation hours (e.g. M-Sa, 10am-4pm): _____ existing M-Su, 10-4 proposed

Non-harvest Production hours²: _____ existing 8-5 proposed

¹ Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

² It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

All marketing events are proposed.

Hosted tours and tasting for wine trade personnel and consumers by appointment will occur daily with a maximum of 50 people per day between the hours of 10am and 4pm. Wine purchased at the Winery may be consumed on-premises consistent with Assembly Bill 2004.

Private promotional tasting and meals 12 times per year up to 25 people per event between the hours of 10am and 11pm.

Marketing events such as barrel tasting, auctions and other social events, including meals and music 3 times per year up to 60 people per event and 2 times per year up to 125 people between the hours of 10am and 11pm. These larger events will serve food prepared off site and delivered by a caterer.

Two harvest party events for up to 50 people per event between the hours of 10 am and 8 pm.

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

All food service is proposed. Food for small events will be prepared on site and food for larger events (60 people or more) will be catered and prepared off site.

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a." at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>0</u>	sq. ft.	<u> </u>	acres
Proposed	<u>17,500</u>	sq. ft.	<u>0.40</u>	acres

Winery Coverage. Consistent with the definition at "b." at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

<u>37,000</u>	sq. ft.	<u>0.85</u>	acres	<u>4.4</u>	% of parcel
---------------	---------	-------------	-------	------------	-------------

Production Facility. Consistent with the definition at "c." at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>0</u>	sq. ft.	Proposed	<u>8390</u>	sq. ft.
----------	----------	---------	----------	-------------	---------

Accessory Use. Consistent with the definition at "d." at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	<u>0</u>	sq. ft.	<u> </u>	% of production facility
Proposed	<u>3336</u>	sq. ft.	<u>40</u>	% of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

- ☐ None — no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)
- ☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area	Existing: <u>0</u>	sq. ft.	Proposed: <u>0</u>	sq. ft.
Covered crush pad area	Existing: <u>0</u>	sq. ft.	Proposed: <u>700</u>	sq. ft.
Uncovered crush pad area	Existing: <u>0</u>	sq. ft.	Proposed: <u>0</u>	sq. ft.

Initial Statement of Grape Source

Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c),
I hereby certify that the current application for establishment or expansion of a winery
pursuant to the Napa County Winery Definition Ordinance will employ sources of
grapes in accordance with the requirements of Section 12419(b) and/or (c) of that
Ordinance.

Owner's Signature

Antonio Castellucci

Date

4-4-13

Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

Proposed source of water

(e.g., spring, well, mutual water company, city, district, etc.):

Name of proposed water supplier

(if water company, city, district):

Is annexation needed?

Current water use:

Current water source:

Anticipated future water demand:

Water availability (in gallons/minute):

Capacity of water storage system:

Type of emergency water storage facility if applicable

(e.g., tank, reservoir, swimming pool, etc.):

Domestic

Well

☐ Yes ☒ No

500 gallons per day (gal/d)

Well

1100 gal/d

40 gal/m

gal

Emergency

Well

☐ Yes ☒ No

gal/d

gal/m

gal

Tanks/Pond/Pool

Liquid Waste

Please attach Septic Feasibility Report

Type of waste:

Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):

Name of disposal agency

(if sewage district, city, community system):

Is annexation needed?

Current waste flows (peak flow):

Anticipated future waste flows (peak flow):

Future waste disposal design capacity:

Domestic

sewage

On Site Septic

☐ Yes ☐ No

700 gal/d

see phase 1 gal/d

see phase 1 gal/d

Other

☐ Yes ☐ No

gal/d

gal/d

gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?

(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): on site for new construction, excess will go to land fill

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: <u>2</u>	x 3.05 one-way trips per employee	=	<u>6.1</u>	daily trips.
Number of PT employees: <u>2</u>	x 1.90 one-way trips per employee	=	<u>3.8</u>	daily trips.
Average number of weekday visitors: <u>30</u>	/ 2.6 visitors per vehicle x 2 one-way trips	=	<u>23</u>	daily trips.
Gallons of production: <u>30,000</u>	/ 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u>.5</u>	daily trips.
Total		=	<u>33</u>	daily trips.
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38)		=	<u>12</u>	PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>2</u>	x 3.05 one-way trips per employee	=	<u>6.1</u>	daily trips.
Number of PT employees (on Saturdays): <u>0</u>	x 1.90 one-way trips per employee	=	<u>0</u>	daily trips.
Average number of Saturday visitors: <u>30</u>	/ 2.8 visitors per vehicle x 2 one-way trips	=	<u>21.4</u>	daily trips.
Total		=	<u>28</u>	daily trips.
(No of FT employees) + (No of PT employees/2) + (visitor trips x .57)		=	<u>14</u>	PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): <u>2</u>	x 3.05 one-way trips per employee	=	<u>6.1</u>	daily trips.
Number of PT employees (during crush): <u>2</u>	x 1.90 one-way trips per employee	=	<u>3.8</u>	daily trips.
Average number of Saturday visitors: <u>30</u>	/ 2.8 visitors per vehicle x 2 one-way trips	=	<u>21.4</u>	daily trips.
Gallons of production: <u>30,000</u>	/ 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>.5</u>	daily trips.
Avg. annual tons of grape on-haul: <u>86</u>	/ 144 truck trips daily ⁴ x 2 one-way trips	=	<u>1</u>	daily trips.
Total		=	<u>33</u>	daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>4</u>	x 2 one-way trips per staff person	=	<u>8</u>	trips.
Number of visitors (largest event): <u>125</u>	/ 2.8 visitors per vehicle x 2 one-way trips	=	<u>89</u>	trips.
Number of special event truck trips (largest event): <u>2</u>	x 2 one-way trips	=	<u>4</u>	trips.

³ Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

⁴ Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).

Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



A Tradition of Stewardship
A Commitment to Service

An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	Castelucci Family Winery	
PROJECT ADDRESS	3 Zinfandel Lane	
APPLICANT	Antonio Castellucci	
CONTACT INFO	antonioncastellucci	@yahoo.com
	email	phone

	yes	no	I don't know
1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards? If yes, please include a copy of their required spreadsheets.			<input checked="" type="checkbox"/>
2 Do you have an integrated design team? if yes, please list: <u>Howard Barker</u> <u>Applied Civil</u> <u>Albion Survey</u>	<input checked="" type="checkbox"/>		
3 SITE DESIGN			
3.1 Does your design encourage community gathering and is it pedestrian friendly?	<input checked="" type="checkbox"/>		
3.2 Are you building on existing disturbed areas?	<input checked="" type="checkbox"/>		
3.3 Landscape Design			
3.31 native plants?	<input checked="" type="checkbox"/>		
3.32 drought tolerant plants?	<input checked="" type="checkbox"/>		
3.33 Pierce Disease resistant planting?	<input checked="" type="checkbox"/>		
3.34 Fire resistant planting?			<input checked="" type="checkbox"/>
3.35 Are you restoring open space and/or habitat?		<input checked="" type="checkbox"/>	
3.36 Are you harvesting rain water on site?			<input checked="" type="checkbox"/>
3.37 planting large trees to act as carbon sinks?			<input checked="" type="checkbox"/>
3.38 using permeable paving materials for drive access and walking surfaces?			<input checked="" type="checkbox"/>
3.4 Does your parking lot include bicycle parking?			<input checked="" type="checkbox"/>
3.5 Do you have on-site waste water disposal?	<input checked="" type="checkbox"/>		
3.6 Do have post-construction stormwater on site detention/filtration methods designed?			<input checked="" type="checkbox"/>
3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings?	<input checked="" type="checkbox"/>		
3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)?	<input checked="" type="checkbox"/>		
3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects?			<input checked="" type="checkbox"/>
4 ENERGY PRODUCTION & EFFICIENCY			
4.1 Does your facility use energy produced on site? If yes, please explain the size, location, and percentage of off-set:		<input checked="" type="checkbox"/>	
4.2 Does the design include thermal mass within the walls and/or floors?			<input checked="" type="checkbox"/>
4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed?			<input checked="" type="checkbox"/>
4.4 Will your plans for construction include:			
4.41 High density insulation above Title 24 standards?			<input checked="" type="checkbox"/>
4.42 Zones for heating and cooling to provide for maximum efficiency?			<input checked="" type="checkbox"/>
4.43 Energy Star™ or ultra energy efficient appliances?	<input checked="" type="checkbox"/>		
4.44 A "cool" (lightly colored or reflective) or a permeable/living roof?			<input checked="" type="checkbox"/>
4.45 Timers/time-outs installed on lights (such as the bathrooms)?	<input checked="" type="checkbox"/>		
If yes, please explain:			
5 WATER CONSERVATION			
5.1 Does your landscape include high-efficiency irrigation?	<input checked="" type="checkbox"/>		
5.2 Does your landscape use zero potable water irrigation?			<input checked="" type="checkbox"/>
5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water?		<input checked="" type="checkbox"/>	
5.4 Will your facility use recycled water?			<input checked="" type="checkbox"/>
5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines?			
5.5 Will your plans for construction include:			
5.51 a meter to track your water usage?			<input checked="" type="checkbox"/>
5.52 ultra water efficient fixtures and appliances?			<input checked="" type="checkbox"/>
5.53 a continuous hot water distribution method, such as an on-demand pump?			<input checked="" type="checkbox"/>
5.54 a timer to insure that the systems are run only at night/early morning?	<input checked="" type="checkbox"/>		

GHG emission reduction spreadsheet, page two of two

	yes	no	I don't know
6 MATERIAL RECYCLING			
6.1 Are you using reclaimed materials?			<input checked="" type="checkbox"/>
If yes, what and where: _____			
6.2 Are you using recycled construction materials-			<input checked="" type="checkbox"/>
6.21 finish materials?			<input checked="" type="checkbox"/>
6.22 aggregate/concrete road surfaces?			<input checked="" type="checkbox"/>
6.23 fly ash/slag in foundation?			<input checked="" type="checkbox"/>
6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract?	<input checked="" type="checkbox"/>		
6.4 Does your facility provide access to recycle-			
6.41 Kitchen recycling center?	<input checked="" type="checkbox"/>		
6.42 Recycling options at all trash cans?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
6.43 Do you compost green waste?	<input checked="" type="checkbox"/>		
6.44 Provide recycling options at special events?	<input checked="" type="checkbox"/>		
7 NATURAL RESOURCES			
7.1 Will you be using certified wood that is sustainably harvested in construction?			<input checked="" type="checkbox"/>
7.2 Will you be using regional (within 500 miles) building materials?			<input checked="" type="checkbox"/>
7.3 Will you be using rapidly renewable materials, such as bamboo?			<input checked="" type="checkbox"/>
7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?	<input checked="" type="checkbox"/>		
7.5 Have you considered the life-cycle of the materials you chose?	<input checked="" type="checkbox"/>		
8 INDOOR AIR QUALITY			
8.1 Will you be using low or no emitting finish and construction materials indoors-			<input checked="" type="checkbox"/>
8.11 Paint?			<input checked="" type="checkbox"/>
8.12 Adhesives and Sealants?			<input checked="" type="checkbox"/>
8.13 Flooring?			<input checked="" type="checkbox"/>
8.14 Framing systems?			<input checked="" type="checkbox"/>
8.15 Insulation?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
8.2 Does the design allow for maximum ventilation?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
8.3 Do you plan for a wood burning fireplace (US EPA Phase II certified)?			<input checked="" type="checkbox"/>
8.4 Does your design include dayliting, such as skylights?			<input checked="" type="checkbox"/>
9 TRANSPORTATION DEMAND MANAGEMENT			
9.1 After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?	<input checked="" type="checkbox"/>		
9.2 After your project is complete, will you allow your employees to telecommute or have alternative work schedules?	<input checked="" type="checkbox"/>		
9.3 Does your project include design features that encourage alternatives modes of transportation, such as preferred parking for carpooling, ridesharing, electric vehicles?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
secured bicycle parking, safe bicycle access?	<input checked="" type="checkbox"/>		
loading zones for buses/large taxi services?	<input checked="" type="checkbox"/>		
9.4 How close is your facility to public transportation?			
10 Are there any superior environmental/sustainable features of your project that should be noted?			
11 What other studies or reports have you done as part of preparing this application?			
1	Leptic study		
2			
3	Archaeological		
4			
12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)?			
If yes, please describe: _____			
13 Once your facility is in operation, will you:			
13.1 calculate your greenhouse gas emissions?			<input checked="" type="checkbox"/>
13.2 implement a GHG reduction plan?			<input checked="" type="checkbox"/>
13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?			<input checked="" type="checkbox"/>
14 Does your project provide for education of green/sustainable practices?			
If yes, please describe: _____			
15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?			

Form filed out by: [Signature]

Please feel free to include additional sheets of paper as necessary.

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:

Residential	<u>1.05</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>0</u> af/yr
Commercial	<u>0</u> af/yr
Vineyard*	<u>0</u> af/yr
Other Agriculture	<u>0</u> af/yr
Landscaping	<u>0</u> af/yr
Other Usage (List Separately):	
_____	_____ af/yr
_____	_____ af/yr
_____	_____ af/yr

PROPOSED USE:

Residential	<u>1.05</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>.65</u> af/yr
Commercial	<u>0</u> f/yr
Vineyard*	<u>0</u> af/yr
Other Agriculture	<u>0</u> af/yr
Landscaping	<u>.15</u> af/yr
Other Usage (List Separately):	
_____	_____ af/yr
_____	_____ af/yr
_____	_____ af/yr

TOTAL: 1.05 af/yr
342,144 gallons"

TOTAL: 1.85 af/yr TOTAL:
 TOTAL: 602,824 gallons"

Is the proposed use less than the existing usage? ☐ Yes ☒ No ☐ Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage if other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

1.05 af/yr includes the existing main residence and existing secondary residence. The 1.05 af/yr includes existing landscaping.

There are approximately 14 acres of existing vineyard located on the subject parcel. According to the property owner, all water for vineyard purposes comes from the Napa River and no groundwater is used for vineyard irrigation (State of California License No. 448, Permit No. 1216, Application No. 2236).

See Castellucci Family Winery Use Map by Albion Surveys for locations of structures.

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: _____

Date: 3-12-14Phone: 790-6740

NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES

Page 1 of

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)	
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) Castellucci Family Winery			
BUSINESS SITE ADDRESS 3 Zinfandel Lane,			
BUSINESS SITE CITY St Helena	104	CA	ZIP CODE 94574
CONTACT NAME Antoni Castellucci	106	PHONE 4154593370	107

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

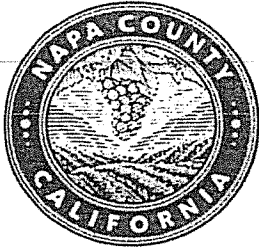
Does your facility...	If Yes, please complete these pages of the UPCF....	
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4	HAZARDOUS MATERIALS INVENTORY - CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	<input type="radio"/> YES <input checked="" type="radio"/> NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="radio"/> YES <input checked="" type="radio"/> NO 8	NO FORM REQUIRED TO CUPAs
E. HAZARDOUS WASTE Generate hazardous waste?	<input type="radio"/> YES <input checked="" type="radio"/> NO 9	EPA ID NUMBER - provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 11	ON-SITE HAZARDOUS WASTE TREATMENT - FACILITY ON-SITE HAZARDOUS WASTE TREATMENT - UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	<input type="radio"/> YES <input checked="" type="radio"/> NO 14a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 14b	See CUPA for required forms.

F. LOCAL REQUIREMENTS

(You may also be required to provide additional information by your CUPA or local agency.)

UPCF Rev. (12/2007)

15



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: 025-160-006
Project number if known: P13-00140
Contact person: Antonio Castellucci
Contact email & phone number: 415-948-4595,
Today's date: 8-2-13, antoniocastellucci@yahoo.com

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-1	Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i> Not Proposed at this time
<input type="checkbox"/>	<input type="checkbox"/>	BMP-2	Preservation of developable open space in a conservation easement <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i> Not Proposed at this time

As approved by the Planning Commission
07/03/2013

Already Plan
Doing To Do

- ☐ ☐ **BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

See description below under BMP-5.

Not Proposed at this time

- ☐ ☐ **BMP-8 Solar hot water heating**

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

Not Proposed at this time

- ☐ ☒ **BMP-9 Energy conserving lighting**

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

- ☐ ☐ **BMP-10 Energy Star Roof/Living Roof/Cool Roof**

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

Not Proposed at this time

- ☐ ☐ **BMP-11 Bicycle Incentives**

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (\$18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

Not Proposed at this time

- ☐ ☐ **BMP-12 Bicycle route improvements**

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Not Proposed at this time

Already Plan
Doing To Do

☐ ☐ **BMP-18 Compost 75% food and garden material**

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

Not Proposed at this time

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

Not Proposed at this time

☐ ☐ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

Not Proposed at this time

☐ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

Not Proposed at this time

☐ ☐ **BMP-22 Public Transit Accessibility**

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Not Proposed at this time

Already Plan
Doing To Do

☐☐

BMP-28 Use of recycled materials

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

Not Proposed at this time

☐☒

BMP-29 Local food production

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

☐☒

BMP-30 Education to staff and visitors on sustainable practices

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

☐☐

BMP-31 Use 70-80% cover crop

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

☐☐

BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site

By selecting this BMP, you agree not to burn the material pruned on site.

☐☐

BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?

No

☐☐

BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?

Comments and Suggestions on this form?

AMENDED IN ASSEMBLY MARCH 28, 2014

AMENDED IN ASSEMBLY MARCH 20, 2014

CALIFORNIA LEGISLATURE—2013–14 REGULAR SESSION

ASSEMBLY BILL

No. 2130

Introduced by Assembly Member Pan

(Principal coauthor: Senator Yee)

**(Coauthors: Assembly Members Bloom, Maienschein, Nazarian,
Ting, and Wieckowski)**

February 20, 2014

An act to repeal and add Section 113961 of the Health and Safety Code, relating to food safety, *and declaring the urgency thereof, to take effect immediately.*

LEGISLATIVE COUNSEL'S DIGEST

AB 2130, as amended, Pan. Retail food safety.

Under existing law, the California Retail Food Code, the State Department of Public Health establishes uniform health and sanitation standards for retail food facilities and local health agencies are required to enforce these provisions. A person who violates any provision of the code is guilty of a misdemeanor. Existing law requires food employees to wash their hands in accordance with specified provisions and prohibits food employees from contacting exposed, ready-to-eat food with their bare hands, except under certain conditions, including when washing fruits and vegetables and when not serving a highly susceptible population, as specified.

This bill would instead require that food employees minimize bare hand and arm contact with nonprepackaged food that is in a ready-to-eat form. The bill would require food employees to use utensils, as specified,

to assemble ready-to-eat food or to place ready-to-eat food on tableware or in other containers. The bill would authorize food employees to assemble or place on tableware or in other containers ready-to-eat food in an approved food preparation area without using utensils if hands are cleaned in accordance with specified provisions. The bill would require that food that has been served to the consumer and then wrapped or prepackaged at the direction of the consumer be handled only with utensils. The bill would require these utensils to be properly sanitized before reuse. By revising the standards that are required to be enforced by local health agencies and changing the scope of an existing crime, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that with regard to certain mandates no reimbursement is required by this act for a specified reason.

With regard to any other mandates, this bill would provide that, if the Commission on State Mandates determines that the bill contains costs so mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

This bill would declare that it is to take effect immediately as an urgency statute.

Vote: ~~majority~~^{2/3}. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 113961 of the Health and Safety Code
- 2 is repealed.
- 3 SEC. 2. Section 113961 is added to the Health and Safety Code,
- 4 to read:
- 5 113961. (a) Food employees shall minimize bare hand and
- 6 arm contact with nonprepackaged food that is in a ready-to-eat
- 7 form.
- 8 (b) Food employees shall use utensils, including scoops, forks,
- 9 tongs, paper wrappers, gloves, or other implements, to assemble
- 10 ready-to-eat food or to place ready-to-eat food on tableware or in
- 11 other containers. However, food employees may assemble or place
- 12 on tableware or in other containers ready-to-eat food in an approved

1 food preparation area without using utensils if hands are cleaned
2 in accordance with Section 113953.3.

3 (c) Food that has been served to the consumer and then wrapped
4 or prepackaged at the direction of the consumer shall be handled
5 only with utensils. These utensils shall be properly sanitized before
6 reuse.

7 SEC. 3. No reimbursement is required by this act pursuant to
8 Section 6 of Article XIII B of the California Constitution for certain
9 costs that may be incurred by a local agency or school district
10 because, in that regard, this act creates a new crime or infraction,
11 eliminates a crime or infraction, or changes the penalty for a crime
12 or infraction, within the meaning of Section 17556 of the
13 Government Code, or changes the definition of a crime within the
14 meaning of Section 6 of Article XIII B of the California
15 Constitution.

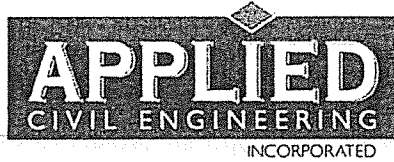
16 However, if the Commission on State Mandates determines that
17 this act contains other costs mandated by the state, reimbursement
18 to local agencies and school districts for those costs shall be made
19 pursuant to Part 7 (commencing with Section 17500) of Division
20 4 of Title 2 of the Government Code.

21 SEC. 4. *This act is an urgency statute necessary for the*
22 *immediate preservation of the public peace, health, or safety within*
23 *the meaning of Article IV of the Constitution and shall go into*
24 *immediate effect. The facts constituting the necessity are:*

25 *In order to protect public health and safety by developing better*
26 *food safety procedures for ready-to-eat food and by avoiding*
27 *confusion among local health agencies and small businesses at*
28 *the earliest possible time, it is necessary that this act take effect*
29 *immediately.*

Exhibit “H”

Road Exception Request



October 22, 2013

Job No. 12-142

Mr. Nate Galambos, PE
Engineering Manager
Engineering Division
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 201
Napa, California 94559

Re: Request for Exception to the Napa County Road and Street Standards for the
Castellucci Family Winery Use Permit Application (PI3-00140)
3 Zinfandel Lane, St. Helena, CA 94574
Napa County APN 025-160-006

Dear Mr. Galambos:

This request for an exception to the Napa County Road and Street Standards is being filed concurrent with the above referenced Use Permit application for the Castellucci Family Winery. We are providing this information for your review and final decision by the Conservation, Development and Planning Commission pursuant to Section 3 of the Napa County Road and Street Standards as revised by Board of Supervisor's Resolution No. 06-198. Section 3 of the Standards allows exceptions to the Standards provided that that the exception still provides the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare and:

1. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural watercourses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" dbh and found by the decision maker to be of significant importance, but does not include man made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like;
2. The exception is necessary to accommodate physical site limitations such as grade differentials; and/or
3. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

The remainder of this letter describes the proposed project, provides background information regarding access conditions, identifies the area where an exception to the Standards is being requested and provides justification for the requested exception.

Project Description

Antonio Castellucci is applying for a Use Permit to construct and operate a new winery at his property located at 3 Zinfandel Lane in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 025-160-006, is located at the northwest corner of the intersection of Zinfandel Lane and Silverado Trail.

The use permit application under consideration proposes the construction and operation of a new winery with the following characteristics:

- Wine Production:
 - 30,000 gallons of wine per year
 - Crushing, fermenting, aging and bottling
- Employees:
 - 2 part time employees
 - 2 full time employees
- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 50 visitors per day maximum
 - Private Promotional Tastings with Meals:
 - 12 per year
 - 25 guests maximum
 - Medium Private Marketing Events
 - 3 per year
 - 60 guests maximum
 - Larger Private Marketing Events
 - 2 per year
 - 125 guests maximum
 - Harvest Party Events
 - 2 per year
 - 50 guests maximum

Access Road Conditions

Access to the Castellucci Family Winery will be via the existing residential driveway off of the northwest side of Zinfandel Lane. The existing driveway will be improved to fully comply with the Napa County Road and Street Standards for winery access (18 feet paved plus 2 feet of shoulder, for a total of 20 feet drivable width).

According to the Traffic Impact Report prepared by Crane Transportation Group the proposed project conditions will exceed Napa County warrant criteria for a left turn lane on Zinfandel Lane. The Applicant has agreed to incorporate a new left turn lane into the project proposal however due to existing conditions including the project driveway's location relative to Silverado Trail to the east and the Napa River to the west it is not feasible to meet the County requirements for a standard left turn lane configuration.

Request for Exception to Napa County Road and Street Standards

The Napa County Road and Street Standards require lane transitions extending approximately 500 to 600 feet to each side of the driveway's intersection with the County road. This standardized design is based on a design speed of 55 miles per hour (mph).

In order to improve Zinfandel Lane to provide this standard left turn lane the project driveway would have to be relocated to be immediately adjacent to the Napa River, the existing historic stone bridge over the Napa River would have to be widened, a significant amount of fill would need to be placed in the Napa River's riparian corridor and floodway and mature oak trees and other riparian vegetation would need to be removed.

Section 3.D. of the Napa County Road and Street Standards, as revised by Board of Supervisors Resolution No. 06-198, states that an exception to the Road and Street Standards may be granted if the exception will preserve unique features of the natural environment (including native trees, watercourses, steep slopes and geologic features) and the proposed conditions provide the same overall practical effect as the Road and Street Standards towards providing defensible space, and consideration towards life, safety and public welfare.

It is our opinion that by allowing a modified left turn lane layout on Zinfandel Lane at the existing driveway location the project can achieve the same overall practical effect as the Standards and eliminate undue environmental impacts. The layout of this proposed modified left turn lane has been developed and reviewed in consultation with Paul Wilkinson of the Napa County Public Works Department and is illustrated on the attached Castellucci Family Winery Left Turn Lane Exhibit. This design will provide the same overall practical effect as the Road and Street Standards by providing the required left turn pocket for eastbound traffic turning into the winery driveway. Furthermore, this modified left turn lane layout will also eliminate the need to widen the existing historic stone bridge, place fill near the Napa River and remove mature oak trees. This can be accomplished by reconfiguring the standard left turn lane striping to the east of the proposed winery driveway to make a natural transition to the Zinfandel Lane / Silverado Trail intersection and also reducing the lane transition taper length to the west to avoid work in the Napa River corridor. A reduced taper length is appropriate for this scenario because the design speed for vehicles on this segment of road is much less than the 55 mph design speed used for the County standard left turn lane layout.

Conclusions & Findings In Support of Exception Request

It is our opinion that the proposed request to allow a modified left turn lane configuration to serve the proposed winery, meets the criteria established in Section 3 of the Road and Street Standards. More specifically, the proposed left turn lane configuration preserves unique features of the natural environment and will provide the same overall practical effect as the Road and Street Standards towards providing defensible space and safe access conditions for the general public and emergency vehicles.

We look forward to hearing from a representative from your department to discuss any questions that may arise during review of this request. Please contact us at (707) 320-4968 if you have any questions.

Sincerely,

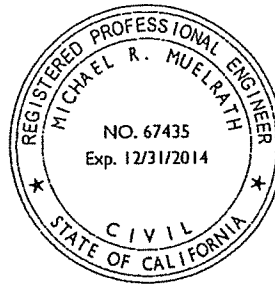
Applied Civil Engineering Incorporated

By:

Michael R. Muelrath

Michael R. Muelrath, R.C.E. 67435

Principal



Enclosures:

Castellucci Family Winery Left Turn Lane Exhibit

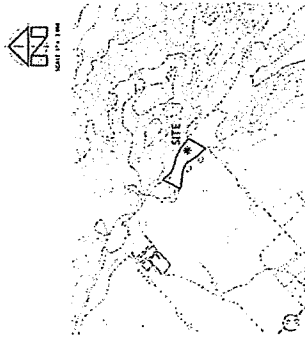
Copy:

Antonio Castellucci (via email)

Jon Webb, Albion Surveys (via email)

CASTELLUCCI FAMILY WINERY

LEFT TURN LANE EXHIBIT

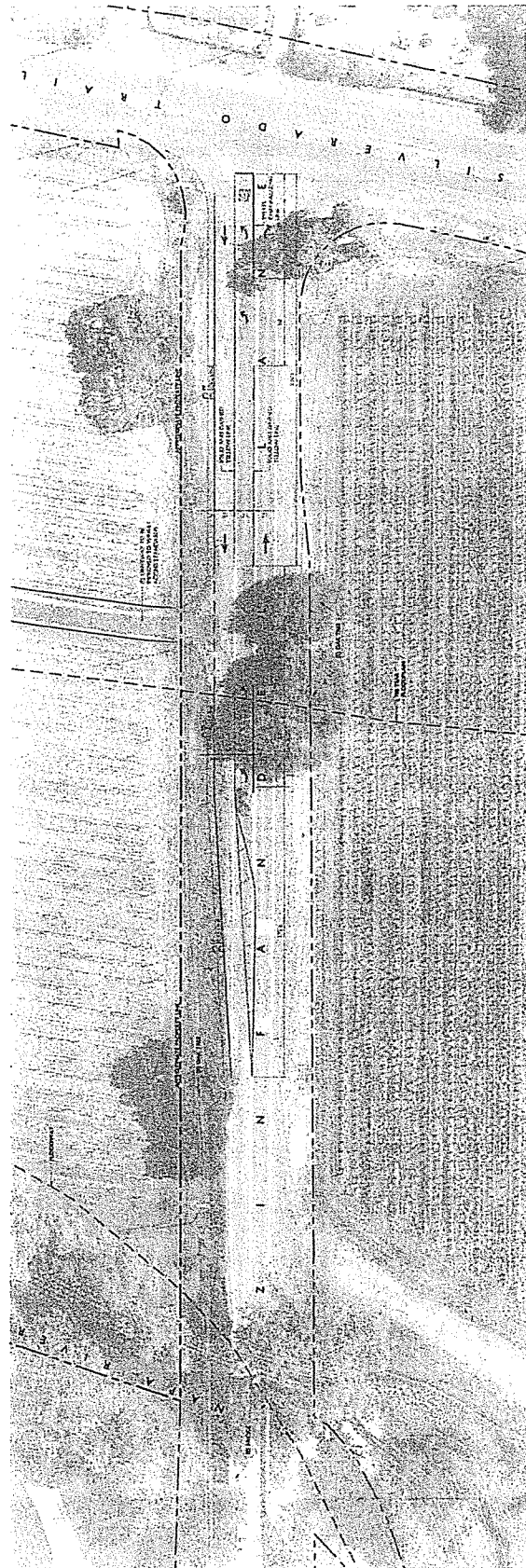


LOCATION MAP
SCALE 1" = 1 MILE

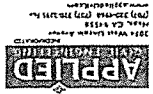
PROJECT INFORMATION:
PROPERTY OWNER & APPLICANT:
 ANTONIO CASTELLUCCI
 14 PELICAN POINT
 BELVEDERE, CA 94920
SITE ADDRESS:
 3 ZINFANDEL LANE
 ST. HELENA, CA 94574
ASSESSOR'S PARCEL NUMBER:
 031-140-008
PARCEL SIZE:
 17.12 ACRES

NOTES:

1. AERIAL PHOTOGRAPHS, EXISTING TOPOGRAPHIC MAPS, AND AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE AND THE CALIFORNIA STATE AERIAL PHOTOGRAPHIC DATABASE. THE AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE CALIFORNIA STATE AERIAL PHOTOGRAPHIC DATABASE AND THE CALIFORNIA STATE AERIAL PHOTOGRAPHIC DATABASE.
2. CONTIGUOUS PARCELS TO THE PROJECT SITE WERE OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE AND THE CALIFORNIA STATE AERIAL PHOTOGRAPHIC DATABASE.
3. THE PROJECT SITE IS LOCATED WITHIN THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE AND THE CALIFORNIA STATE AERIAL PHOTOGRAPHIC DATABASE.
4. THE PROJECT SITE IS LOCATED WITHIN THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE AND THE CALIFORNIA STATE AERIAL PHOTOGRAPHIC DATABASE.
5. THE PROJECT SITE IS LOCATED WITHIN THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE AND THE CALIFORNIA STATE AERIAL PHOTOGRAPHIC DATABASE.
6. THE PROJECT SITE IS LOCATED WITHIN THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE AND THE CALIFORNIA STATE AERIAL PHOTOGRAPHIC DATABASE.



LEFT TURN LANE EXHIBIT
SCALE 1" = 10'



RECORDED
 03/11/2009
 03/11/2009
 03/11/2009

CASTELLUCCI FAMILY WINERY
 LEFT TURN LANE EXHIBIT

ANTONIO CASTELLUCCI
 3 ZINFANDEL LANE
 ST. HELENA, CA 94574
 NAPA COUNTY APN 025-160-006

DATE: 03/11/2009
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]
 SCALE: 1" = 10'

Exhibit “I”
Traffic Study

TRAFFIC IMPACT REPORT (Revised)

**PROPOSED CASTELLUCCI FAMILY WINERY
ALONG SILVERADO TRAIL
AND ZINFANDEL LANE IN
NAPA VALLEY**

February 22, 2014

Prepared for: Castellucci Winery

**Prepared by: Mark D. Crane, P.E.
California Registered Traffic Engineer (#1381)
CRANE TRANSPORTATION GROUP
2621 E. Windrim Court
Elk Grove, CA 95758
(916) 647-3406**

I. INTRODUCTION

This report has been prepared at the request of the Napa County Public Works Department as authorized by the Castellucci Family Winery applicant to determine if the proposed Castellucci Family Winery along Silverado Trail and Zinfandel Lane will result in any significant circulation system impacts at the project entrance or at the nearby Silverado Trail/Zinfandel Lane intersection. Analysis has been provided for harvest Friday and Saturday PM peak hour conditions for existing, year 2018 (first year of full project production) and year 2030 (general plan buildout) horizons. This study has been revised to include seven approved projects in the vicinity of Castellucci Winery.

II. SUMMARY OF FINDINGS

A. "WITHOUT PROJECT" OPERATING CONDITIONS

1. Zinfandel Lane adjacent to the proposed project site now has similar two-way June traffic volumes during both the Friday and Saturday PM peak traffic hours (285 two-way peak hour vehicles from 4:15 to 5:15 on Friday versus 289 two-way peak hour vehicles from 2:15 to 3:15 on Saturday). Along Silverado Trail, two-way volumes north of Zinfandel Lane are higher during the Friday PM peak hour compared to the Saturday PM peak hour (1,515 versus 1,227 two-way vehicles). There were no vehicles using the driveway serving the single family residence on the project site during either the Friday or Saturday peak traffic hours at the Silverado Trail/Zinfandel Lane intersection.
2. The Silverado Trail/Zinfandel Lane intersection would have unacceptable operation (levels of service) during both the harvest 2013 Friday and Saturday PM peak traffic hours. The intersection would also have volumes exceeding both rural and urban peak hour signal warrant #3 criteria levels during the harvest Friday and Saturday PM peak traffic hours.
3. The Silverado Trail/Zinfandel intersection will be experiencing unacceptable levels of service during the harvest Friday and Saturday PM peak traffic hours in 2018 and 2030.
4. The Silverado Trail/Zinfandel intersection will have volumes exceeding both rural and urban peak hour signal warrant criteria levels during Friday and Saturday PM peak traffic hours in 2018 and 2030.
5. Daily two-way volumes along Zinfandel Lane adjacent to the project site now average 3,512 vehicles over a three-day period (Tuesday to Thursday in mid August 2013).

B. PROJECT IMPACTS

1. The project will result in 0 inbound and 5 outbound trips during the harvest Friday PM peak traffic hour at the Silverado Trail/Zinfandel Lane intersection (4:15 to 5:15), with

about 4 inbound and 5 outbound trips during the harvest Saturday PM peak traffic hour (2:15 to 3:15). Project trips during the Friday PM peak traffic hour will be employees, while during the Saturday afternoon peak traffic hour these trips will primarily be associated with visitors by appointment.

2. Daily volumes along Zinfandel Lane at the project entrance in combination with daily traffic volumes on the project driveway will meet County warrant criteria for provision of a left turn lane on the eastbound Zinfandel Lane approach to the project entrance.
3. Project traffic during harvest will not produce any significant operational impacts (level of service or signalization needs) at the Silverado Trail/Zinfandel Lane intersection during harvest Friday or Saturday PM peak traffic conditions for the near term (year 2018) or long term (year 2030) analysis horizons.
4. Sight lines will be adequate at the project's proposed driveway connection to Zinfandel Lane.

C. CONCLUSIONS & RECOMMENDATIONS

The project would result in no significant off-site circulation system operational impacts at the Silverado Trail/Zinfandel Lane intersection nor any sight line impacts at the proposed project driveway connection to Zinfandel Lane. Therefore, no mitigations are needed for these issues. However, project traffic (with up to 50 visitors per day) in combination with ambient traffic volumes along Zinfandel Lane will meet County warrant criteria for provision of a left turn lane on the eastbound Zinfandel Lane approach to the project entrance. Therefore, the applicant should either provide a left turn lane designed to County criteria, or should reduce average visitor totals to 30 or less for near term horizon conditions and 26 or less for long term horizon conditions.

III. PROJECT LOCATION & DESCRIPTION

The Castellucci Family Winery will be located in the northwest corner of the Silverado Trail/Zinfandel Lane intersection (see Figure 1). The project driveway will be on the north side of Zinfandel Lane about 270 feet west of Silverado Trail where there is already an existing paved driveway serving a single family residential unit. There are no driveways on the south side of Zinfandel Lane in the vicinity of the project access.

The proposed Castellucci Family Winery will have the following yearly production and visitor/special event levels.

- 30,000 gallons per year production.
- Bottling on-site.
- 45 percent of the grapes will be transported to site (with about two-thirds accessing the winery from the south on Silverado Trail and one-third from the west on Zinfandel Lane).

- Tours and tasting by appointment only – 7 days per week from 10:00 AM to 4:00 PM, maximum 50 visitors per day.
- Food and wine pairing events – 12 per year, maximum 25 visitors per event (between 10:00 AM and 11:00 PM).
- Marketing events – 2 per year, maximum 125 visitors per event & 3 per year, maximum 60 visitors per event (between 10:00 AM and 11:00 PM).
- Harvest party – 2 per year, maximum 50 visitors per event (between 10:00 AM and 11:00 PM).
- A left turn lane is proposed on the eastbound Zinfandel Lane approach to the project entrance.

IV. EXISTING CIRCULATION SYSTEM OPERATION

A. ANALYSIS LOCATIONS

At County request, the following two locations have been evaluated.

- Silverado Trail/Zinfandel Lane intersection
- Zinfandel Lane/Project Driveway intersection

Figure 2 presents approach geometrics and control at each analysis intersection.

B. VOLUMES

Friday 3:00 to 6:00 PM and Saturday 1:00 to 6:00 PM turn movement counts were conducted by Crane Transportation Group (CTG) in June 2013 at the Silverado Trail/Zinfandel Lane and Zinfandel Lane/Property access driveway intersections. The property driveway is currently paved and serves a residential unit on the property site. The peak traffic hours were determined to be 4:15-5:15 PM on Friday and 2:15-3:15 PM on Saturday. Resultant peak hour counts are presented in Figure 3. Overall, two-way volumes along Zinfandel Lane at the project entrance were similar during the Friday and Saturday PM peak traffic hours (285 vehicles per hour [vph] on Friday versus 289 vph on Saturday). Along Silverado Trail, two-way volumes north of Zinfandel Lane were higher during the Friday PM peak hour compared to the Saturday PM peak hour (1,515 two-way vehicles versus 1,227 two-way vehicles). Daily two-way counts were also conducted along Zinfandel Lane adjacent to the project site on Tuesday, Wednesday and Thursday, August 20-22, 2013. Daily volumes were 3,421, 3,455 and 3,660 vehicles, respectively, with a three-day daily average of 3,512 vehicles.

June peak hour traffic counts were seasonally adjusted to reflect September harvest conditions based upon monthly and day of week adjustment factors utilized in the Napa Valley jurisdictions. Overall, June counts would be expected to increase by about 7 percent to reflect fall harvest conditions. Resultant projected 2013 Friday and Saturday peak hour harvest volumes are presented in Figure 4.

C. ROADWAYS

Zinfandel Lane will provide the only access to the winery. Adjacent to the project site it has two well-paved 12-foot travel lanes and 1- to 2-foot paved shoulders, with the exception of a wide paved shoulder area on the north (project) side of the road near Silverado Trail. The posted speed limit is 45 miles per hour and the roadway is level and straight. However, west of the project it traverses a narrow historic bridge with stone railings over the Napa River. Travel lanes are 9 feet wide on the bridge and there are 35 miles per hour warning signs on both the east and westbound approaches to a curve just west of the bridge. Zinfandel Lane is stop sign controlled on its single lane eastbound approach to Silverado Trail. A residential driveway is the fourth (easterly) leg of the Silverado Trail/Zinfandel Lane intersection.

Silverado Trail in the project vicinity has two well-paved 12-foot travel lanes and wide paved shoulders that are utilized as Class II bicycle lanes. A left turn lane is provided on the northbound Silverado Trail approach to Zinfandel Lane. The posted speed limit is 55 miles per hour at Zinfandel Lane, but lowers to 45 miles per hour northbound and 40 miles per hour southbound north of Zinfandel Lane.

D. INTERSECTION LEVEL OF SERVICE

1. Analysis Methodology

Transportation engineers and planners commonly use a grading system called level of service (LOS) to measure and describe the operational status of the local roadway network. LOS is a description of the quality of a roadway facility's operation, ranging from LOS A (indicating free-flow traffic conditions with little or no delay) to LOS F (representing oversaturated conditions where traffic flows exceed design capacity, resulting in long queues and delays). Intersections, rather than roadway segments between intersections, are almost always the capacity controlling locations for any circulation system.

Signalized Intersections. For signalized intersections, the 2010 *Highway Capacity Manual* (Transportation Research Board, National Research Council) methodology was utilized. With this methodology, operations are defined by the level of service and average control delay per vehicle (measured in seconds) for the entire intersection. For a signalized intersection, control delay is the portion of the total delay attributed to traffic signal operation. This includes delay associated with deceleration, acceleration, stopping, and moving up in the queue. **Table 1** summarizes the relationship between delay and LOS for signalized intersections.

Unsignalized Intersections. For unsignalized (all-way stop-controlled and side-street stop-controlled) intersections, the 2010 *Highway Capacity Manual* (Transportation Research Board, National Research Council) methodology for unsignalized intersections was utilized. For side-street stop-controlled intersections, operations are defined by the level of service and average control delay per vehicle (measured in seconds), with delay reported for the stop sign controlled approaches or turn movements, although overall delay is also typically reported for intersections along state highways. For all-way stop-controlled intersections, operations are defined by the average control delay for the entire intersection (measured in seconds per vehicle). The delay at

an unsignalized intersection incorporates delay associated with deceleration, acceleration, stopping, and moving up in the queue. Table 2 summarizes the relationship between delay and LOS for unsignalized intersections.

2. Minimum Acceptable Operation

Napa County has no published minimum level of service standards for unsignalized public road or private driveway intersections. The County General Plan (Policy CIR-16) states that the County shall seek to maintain an arterial Level of Service D or better on all County roadways except where maintaining this desired level of service would require installation of more travel lanes than shown on the Circulation Map. For this study, LOS D has been used for unsignalized intersections as the poorest acceptable operation for the entire intersection, with LOS E as the poorest acceptable operation for a side street stop sign controlled intersection approach. The reason for use of LOS E as the criteria for individual movements and LOS D as the criteria for the overall intersection is that the poorest operation at an unsignalized intersection is typically a specific stop sign controlled movement, unless side street volumes are high, in which case both the overall intersection and stop sign controlled movement are LOS F. Stop sign controlled intersections along Silverado Trail with low volumes of side street traffic tend to have poor stop sign controlled levels of service, but good to acceptable overall operation. As side street volumes increase, overall intersection operation also tends to degrade, but will usually remain one to two or more levels of service better than the stop sign controlled movement. When overall operation also degrades to LOS F operation, it is an indication of large volumes on the stop sign controlled approach, and the potential need for intersection signalization. The combined use of both criteria allows the County to identify those stop sign controlled intersections that have unacceptable delay for side street traffic as well as a sufficient amount of side street traffic that may meet signal warrant criteria levels.

3. Existing Harvest Operation

Table 3 shows that during harvest season, operation of the entire Silverado Trail/Zinfandel Lane intersection would be at an unacceptable LOS E during a Friday PM peak hour, and at an acceptable LOS B during the Saturday peak traffic hour. However, the stop sign controlled Zinfandel Lane approach to Silverado Trail would be operating unacceptably at LOS F conditions during both the Friday and Saturday PM peak hours.

E. INTERSECTION PEAK HOUR SIGNAL WARRANT EVALUATION

1. Analysis Methodology

Traffic signals are used to provide an orderly flow of traffic through an intersection. Many times they are needed to offer side street traffic an opportunity to access a major road where high volumes and/or high vehicle speeds block crossing or turn movements. They do not, however, increase the capacity of an intersection (i.e., increase the overall intersection's ability to accommodate additional vehicles) and, in fact, often slightly reduce the number of total vehicles that can pass through an intersection in a given period of time. Signals can also cause an increase in traffic accidents if installed at inappropriate locations.

There are 9 possible tests for determining whether a traffic signal should be considered for installation. These tests, called "warrants", consider criteria such as actual traffic volume, pedestrian volume, presence of school children, and accident history. The intersection volume data together with the available collision histories were compared to warrants contained in the *Manual on Uniform Traffic Control Devices* (MUTCD), Federal Highway Administration, 2010, California Supplement, which has been adopted by the State of California as a replacement for *Caltrans Traffic Manual*. Section 4C of the MUTCD provides guidelines, or warrants, which may indicate need for a traffic signal at an unsignalized intersection. As indicated in the MUTCD, satisfaction of one or more warrants does not necessarily require immediate installation of a traffic signal. It is merely an indication that the local jurisdiction should begin monitoring conditions at that location and that a signal may ultimately be required.

Warrant 3, the peak hour volume warrant, is often used as an initial check of signalization needs since peak hour volume data is typically available and this warrant is usually the first one to be met. Warrant 3 is based on a curve and takes only the hour with the highest volume of the day into account. To meet this warrant, a minimum of 100 vehicles per hour must approach the intersection on one of the side streets. It should also be noted that Warrant 3 has a second set of criteria based upon a combination of vehicle delay and volumes. This is typically referred to as the peak hour delay warrant.

In areas where there are less than 10,000 people in the immediate vicinity of an intersection or where the travel speeds on the uncontrolled intersection approaches are greater than 40 miles per hour, "rural" warrant criteria apply. They require only 70 percent of the volume levels of "urban" warrant criteria.

Please see the **Appendix** for the warrant charts.

2. Signalization Needs Based Upon Warrant Criteria

Table 4 shows that currently, the Silverado Trail/Zinfandel Lane intersection has both Friday and Saturday harvest peak hour volumes exceeding both rural and urban peak hour signal warrant #3 criteria levels.

F. PLANNED IMPROVEMENTS

There are no planned and funded improvements at any location evaluated in this study.¹

¹ Mr. Paul Wilkinson, Napa County Public Works Department, June 2013.

V. FUTURE HORIZON CIRCULATION SYSTEM OPERATION WITHOUT THE PROJECT

Project traffic impacts have been determined for near and long term horizons. The near term horizon reflects the first year that the project will be at full production. Based upon input from the project applicant, the expected first year of full production will be 2018. The long term horizon reflects the County's general plan buildout year, which is 2030. Future horizon year volumes have been determined based upon traffic modeling projections for the year 2030 from the County's General Plan Circulation Element. This document showed an approximate 67 percent growth in weekday PM peak hour traffic along Silverado Trail adjacent to the project site between the years 2000 and 2030, with about a 60 percent growth along Zinfandel Lane during the same 30-year time period. Projecting straight-line traffic growth for analysis purposes, this translated into about an 8 percent growth in harvest PM peak hour traffic from 2013 to the year 2018, and about a 28 percent growth in harvest traffic from 2013 to 2030 along Silverado Trail. Along Zinfandel Lane, growth in PM peak hour harvest traffic has been determined based upon a list of approved projects provided by the County as shown in the Updated Traffic Study for Raymond Winery (Use Permit Modification # PH-00156). The approved projects include Raymond Winery, Kelham Winery, The Ranch Winery, Del Dotto Family Winery, Sullivan Family Estate and Franciscan Winery.

Since traffic modeling projections were available for a weekday PM peak hour only and not for a Saturday peak hour, north and southbound Saturday volumes on Silverado Trail were increased by the percentages above. However, due to the greater detail available for weekday volumes which showed higher increases in southbound versus northbound traffic on Silverado Trail, Friday PM peak hour volumes were adjusted directionally, with the guidance that the two-way volume percent increases should be as listed above.

A. YEAR 2018 WITHOUT PROJECT EVALUATION

1. Volumes

Year 2018 "Without Project" Friday and Saturday PM peak hour harvest volumes are presented in Figure 5.

2. Intersection Level of Service

Table 3 shows that in 2018 during harvest season, "Without Project" operation of the entire Silverado Trail/Zinfandel Lane intersection would be at an unacceptable LOS F during the Friday and Saturday PM peak traffic hours. During both the Friday and Saturday PM peak hours the stop sign controlled Zinfandel Lane approach to Silverado Trail would be operating unacceptably at LOS F.

3. Intersection Signalization Needs

Table 4 shows that in 2018 during harvest season, the Silverado Trail/Zinfandel Lane intersection would have both Friday and Saturday PM peak hour "Without Project" volumes exceeding both rural and urban peak hour signal warrant #3 criteria levels.

B. YEAR 2030 WITHOUT PROJECT EVALUATION

1. Volumes

Year 2030 "Without Project" Friday and Saturday PM peak hour harvest volumes are presented in Figure 6.

2. Intersection Level of Service

Table 3 shows that in 2030 during harvest season, "Without Project" operation of the entire Silverado Trail/Zinfandel Lane intersection would be at unacceptable LOS F conditions during both the Friday and Saturday PM peak traffic hours. In addition, during both the Friday and Saturday PM peak hours the stop sign controlled Zinfandel Lane approach to Silverado Trail would be operating unacceptably at LOS F.

3. Intersection Signalization Needs

Table 4 shows that in 2030 during the harvest season, the Silverado Trail/Zinfandel Lane intersection would have both Friday and Saturday PM peak hour volumes exceeding both rural and urban peak hour signal warrant #3 criteria levels.

VI. PROJECT IMPACTS

A. SIGNIFICANCE CRITERIA

The following criteria were developed for recent traffic impact analyses in the County. These same criteria have been utilized in this study to determine the significance of impacts due to the project. An impact is considered to be significant if any of the following conditions are met.

- If an unsignalized intersection has "Without Project" overall LOS A, B, C or D operation and deteriorates to LOS E or F operation with the addition of project traffic – or – has a stop sign controlled movement operating at LOS A, B, C, D or E and deteriorates to LOS F with the additional project traffic, the impact is considered significant and would require mitigation.
- If an unsignalized intersection already has "Without Project" overall LOS E or F operation – or – if a stop sign controlled movement or approach is already operating

at LOS F, an increase in traffic passing through the intersection of 1 percent or more due to the project is considered to be significant and would require mitigation.

- If the addition of project traffic to an unsignalized intersection increases “Without Project” volumes to meet peak hour signal warrant criteria levels, the impact is considered significant and would require mitigation.
- If “Without Project” volumes at an unsignalized intersection already meet peak hour signal warrant criteria levels and the level of service is already at an unacceptable level, an increase in traffic of 1 percent or more due to the project is considered significant and would require mitigation.
- If projected daily volumes on the project driveway in combination with volumes on the roadway providing access to the project driveway meet County warrant criteria for provision of a left turn lane on the approach to the project entrance.

B. TRIP GENERATION

Friday and Saturday afternoon trip generation projections were developed with the assistance of the project applicant and their representative for all components of the employee, grape delivery and visitor activities at the proposed Castellucci Family Winery (see worksheets in the **Appendix**). Results are presented on an hourly basis in **Tables 5A and 5B** for Friday and Saturday afternoon conditions. During the Friday PM peak traffic hour, there would be a projected 0 inbound and 5 outbound project trips, while during the Saturday afternoon PM peak traffic hour, there would be a projected 4 inbound and 5 outbound project trips. As shown, winery administrative and production employees would be expected on the local roadway network during harvest Friday PM peak traffic conditions, but not during Saturday afternoon peak hour conditions. Visitor-serving employees would also be working until 5:00 PM every day, as tours and tasting by appointment would close at 4:00 PM. In addition, the one expected grape delivery per day could be scheduled any time between 8:00 AM and 5:00 PM. Therefore, the only winery-related traffic expected on the local roadway network during the Friday PM peak traffic hour would be employee related, while during a Saturday afternoon peak traffic hour it would primarily be visitor traffic related, with the possible addition of one grape haul truck along Silverado Trail and Zinfandel Lane. Assuming average size groups of ± 12 to 13 people entering and leaving the winery at about 2:00 PM and the final visitor group of the day leaving about 4:00 PM, this could result in about 4 to 5 visitor-related vehicles accessing the winery during any given traffic hour between 10:00 AM and 4:00 PM.

C. TRIP DISTRIBUTION

Project traffic was distributed to Zinfandel Lane and Silverado Trail in a pattern reflective of existing distribution patterns at the Silverado Trail/Zinfandel Lane intersection as well as an expected difference in employee traffic distribution (primarily to/from Silverado Trail) versus visitor traffic distribution (split about evenly between Silverado Trail and Zinfandel Lane to the west for access to SR 29). Grape truck traffic would be expected to primarily use Silverado Trail to the south of Zinfandel Lane. The Friday and Saturday project traffic increments expected on

Zinfandel Lane and Silverado Trail during the times of ambient PM peak traffic flow are presented in Figure 7, while Friday and Saturday "With Project" PM peak hour volumes for the years 2018 and 2030 are presented in Figures 8 and 9, respectively.

D. PLANNED ROADWAY IMPROVEMENTS

The Castellucci Family Winery is proposing construction of a left turn lane on the eastbound Zinfandel Lane approach to the project access intersection (see Figure 10). An initial review of the proposed left turn pocket design is acceptable to the County pending submittal of the final design plans for review and approval.

E. YEAR 2018 INTERSECTION IMPACTS

1. Level of Service

Project traffic would not produce a significant level of service impact at the Silverado Trail/Zinfandel Lane intersection during either the Friday or Saturday year 2018 PM peak traffic hours along Silverado Trail and Zinfandel Lane. Project traffic would not change any acceptable operation to unacceptable conditions, nor would it increase volumes by 1 percent or more when "Without Project" operation would be unacceptable. Project PM peak hour volume increases would be 0.1 to 0.2 percent or less at this location.

2. Signalization Needs

Project traffic would not produce a significant signalization needs impact at the Silverado Trail/Zinfandel Lane intersection during either the Friday or Saturday year 2018 PM peak traffic hours along Silverado Trail and Zinfandel Lane. Project traffic would not increase volumes to meet signal warrant #3 criteria nor would it increase volumes by 1 percent or more when "Without Project" volumes would already meet peak hour signal warrant criteria levels. Project PM peak hour volume increases would be 0.1 to 0.2 percent or less at this location.

F. YEAR 2030 INTERSECTION IMPACTS

1. Level of Service

Project traffic would not produce a significant level of service impact at the Silverado Trail/Zinfandel Lane intersection during either Friday or Saturday year 2030 PM peak traffic hours along Silverado Trail and Zinfandel Lane. Project traffic would not change any acceptable operation to unacceptable conditions, nor would it increase volumes by 1 percent or more when "Without Project" operation would be unacceptable. Project PM peak hour volume increases would be 0.1 to 0.2 percent or less at this location.

2. Signalization Needs

Project traffic would not produce a significant signalization needs impact at the Silverado Trail/Zinfandel Lane intersection during either Friday or Saturday year 2030 PM peak traffic

hours along Silverado Trail and Zinfandel Lane. Project traffic would not increase volumes to meet signal warrant #3 criteria nor would it increase volumes by 1 percent or more when "Without Project" volumes would already meet peak hour signal warrant criteria levels. Project PM peak hour volume increases would be 0.1 to 0.2 percent or less at this location.

G. SIGHT LINE ADEQUACY

Sight lines would be acceptable for drivers turning from the project driveway to Zinfandel Lane. Sight lines to the west would be 600+ feet, while sight lines to the east would be about 270 feet (to the Silverado Trail intersection). Based upon westbound travel speeds along Zinfandel Lane of 25 to 30 miles per hour by vehicles just turning from Silverado Trail, and an eastbound travel speed of 45 miles per hour (10 miles per hour higher than the posted eastbound speed at the narrow bridge across the Napa River), the required stopping sight distances would be 200 feet for westbound drivers and 360 feet for eastbound drivers. These distances would be well under available sight lines.²

H. PROJECT ENTRANCE LEFT TURN LANE REQUIREMENT

Table 6 shows that average two-way daily traffic volumes along Zinfandel Lane in combination with projected weekday two-way daily volumes on the project driveway will meet County warrant criteria for provision of a left turn lane on the eastbound Zinfandel Lane intersection approach. Please see the warrant evaluation worksheet in the Appendix. This assumes 50 visitors per day accessing the winery. Should average visitor totals be reduced from 50 down to a maximum of about 30 per day, County left turn lane warrant criteria would not be met.

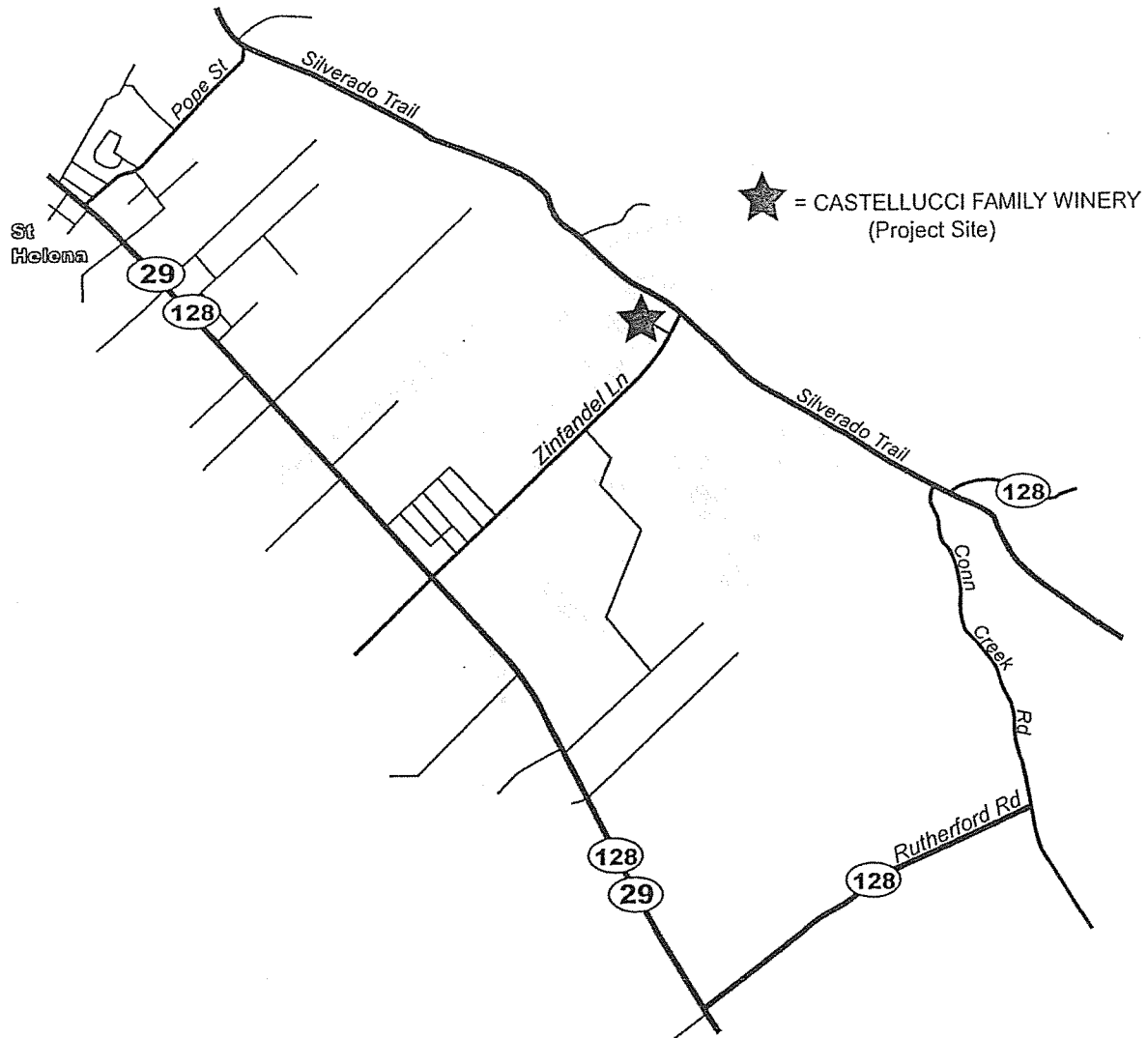
VII. CONCLUSIONS & RECOMMENDATIONS

The project would result in no significant off-site circulation system operational impacts at the Silverado Trail/Zinfandel Lane intersection nor any sight line impacts at the proposed project driveway connection to Zinfandel Lane. Therefore, no mitigations are needed for these issues. In addition, the applicant is providing a left turn lane on the eastbound Zinfandel Lane approach to the project entrance that will meet County design criteria.

This Report is intended for presentation and use in its entirety, together with all of its supporting exhibits, schedules, and appendices. Crane Transportation Group will have no liability for any use of the Report other than in its entirety, such as providing an excerpt to a third party or quoting a portion of the Report. If you provide a portion of the Report to a third party, you agree to hold CTG harmless against any liability to such third parties based upon their use of or reliance upon a less than complete version of the Report.

² A Policy on Geometric Design of Highways and Streets, 2011, AASHTO.

Not To Scale



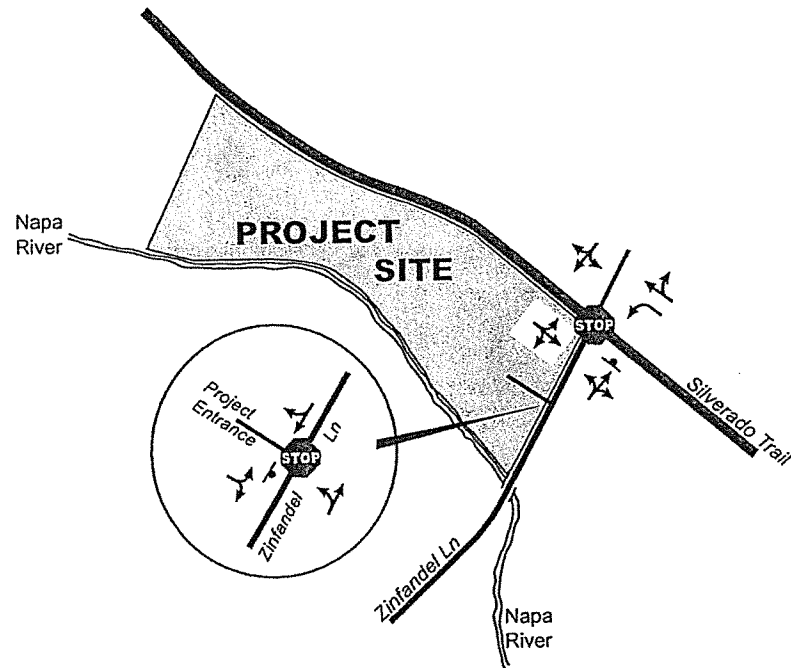
Castellucci Family Winery Traffic Study

Figure 1
Area-Map



CRANE TRANSPORTATION GROUP

Not To Scale



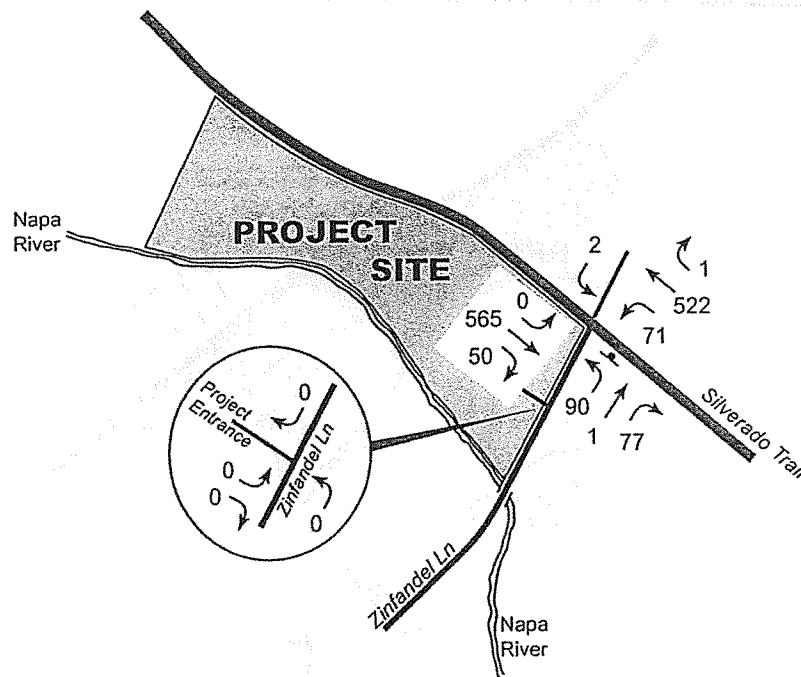
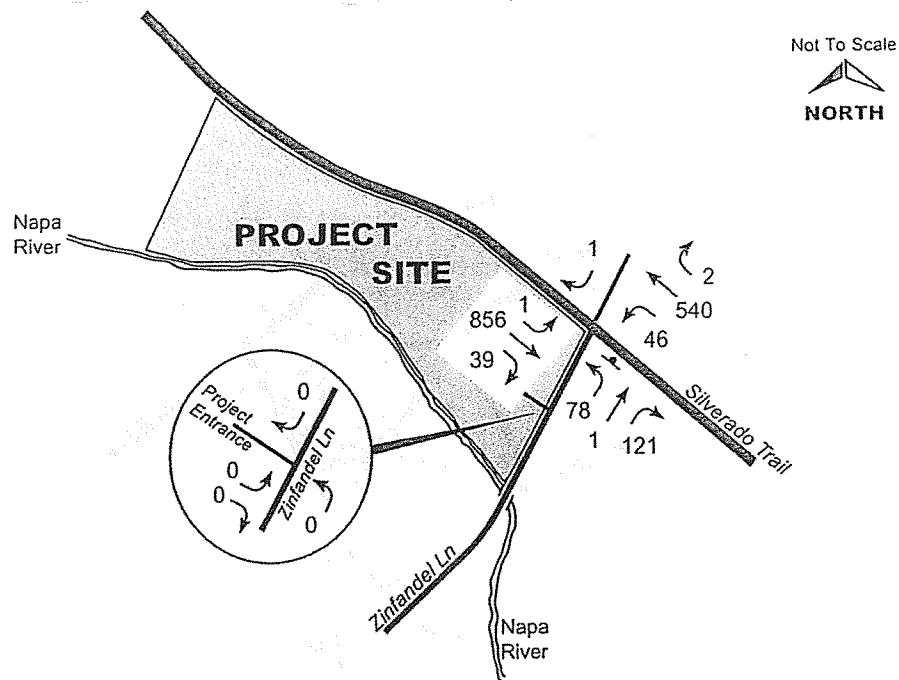
 = Side Street Stop Sign Controlled Intersection

Castellucci Family Winery Traffic Study



CRANE TRANSPORTATION GROUP

Figure 2
Existing and Proposed
Lane Geometrics and Intersection Control

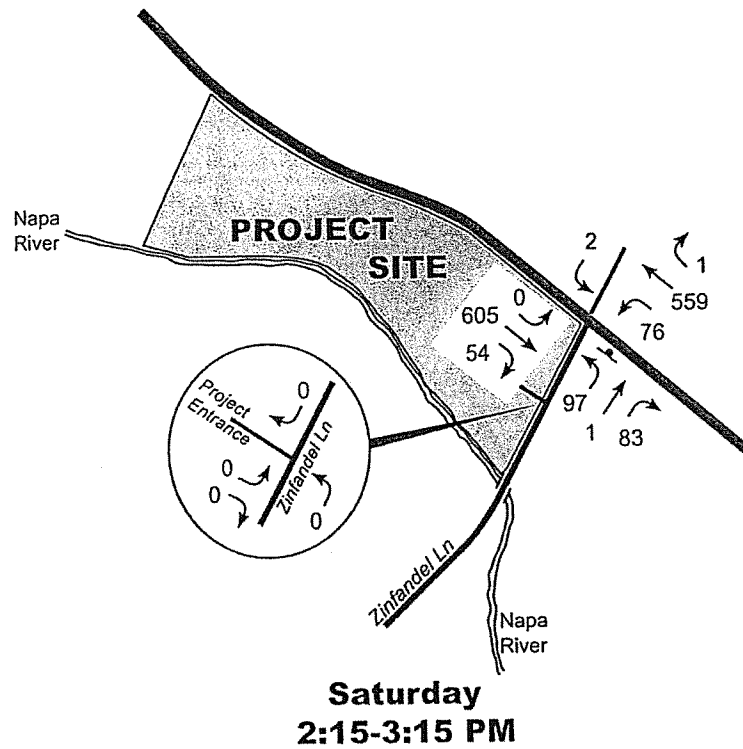
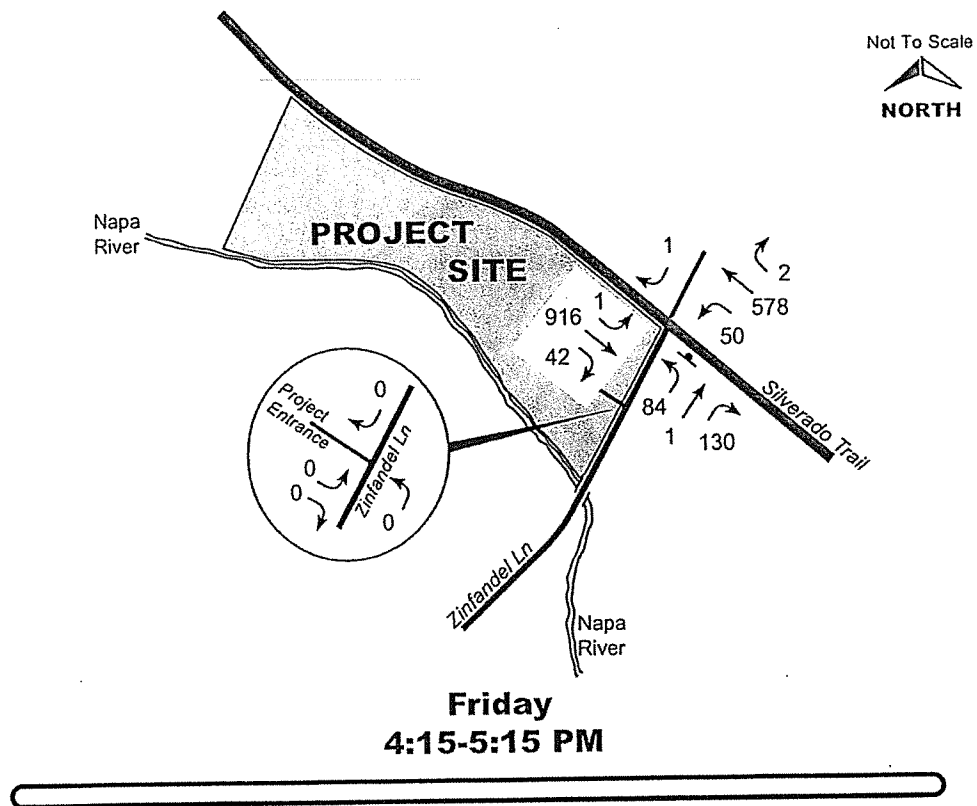


Castellucci Family Winery Traffic Study



CRANE TRANSPORTATION GROUP

Figure 3
Existing
June Friday and Saturday
PM Peak Hour Volumes



Castellucci Family Winery Traffic Study



CRANE TRANSPORTATION GROUP

Figure 4
Existing
(Harvest) Friday and Saturday
PM Peak Hour Volumes

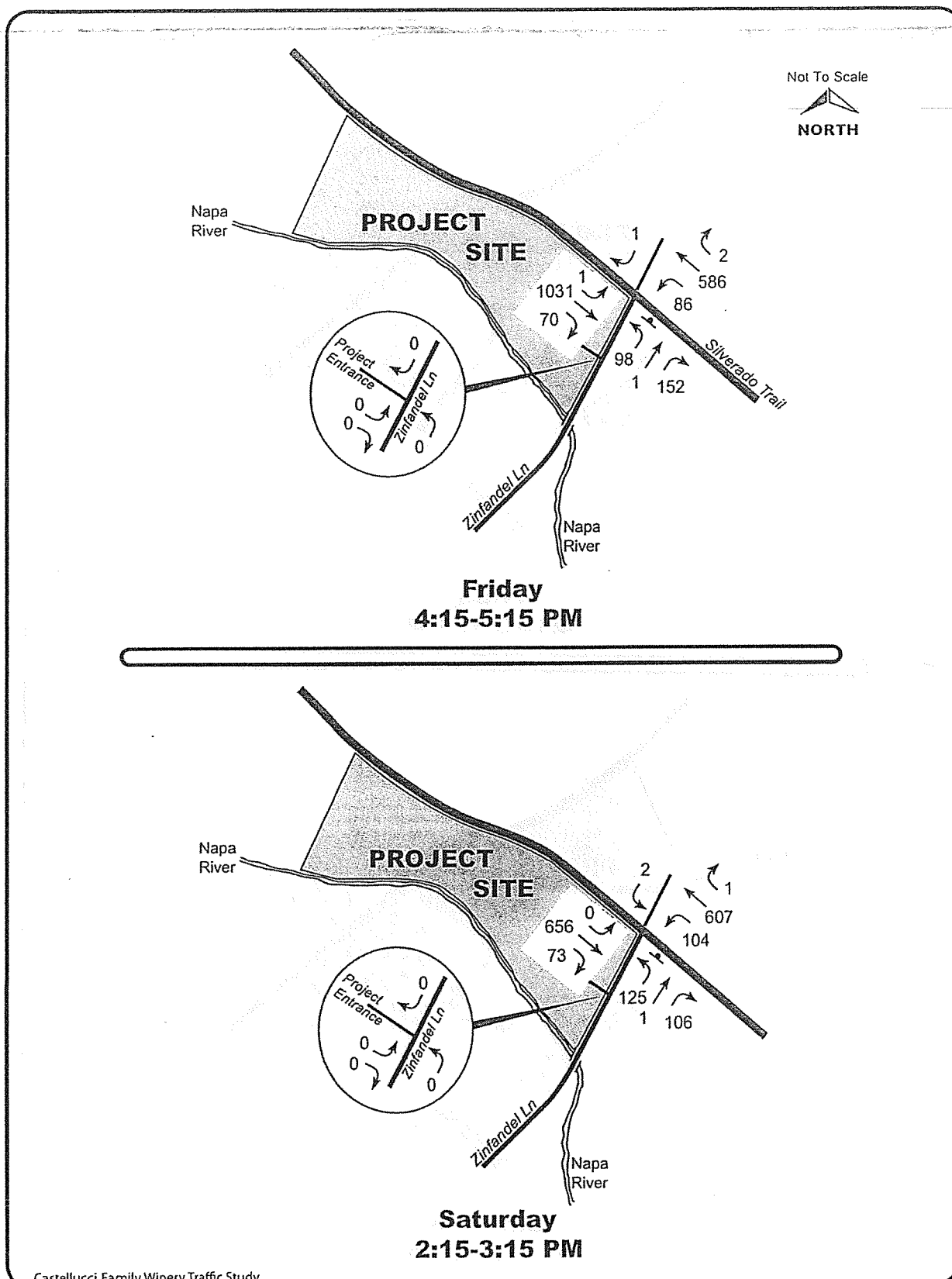
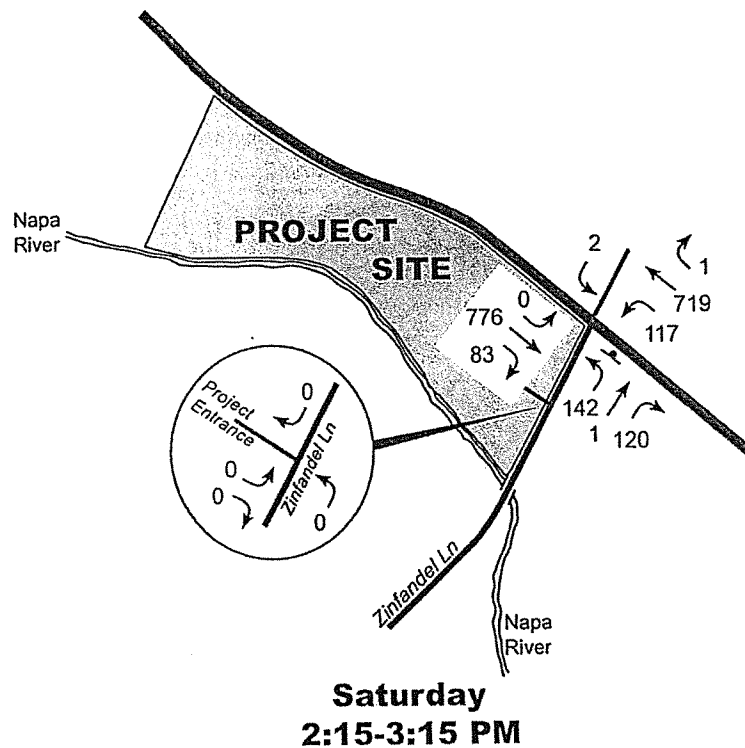
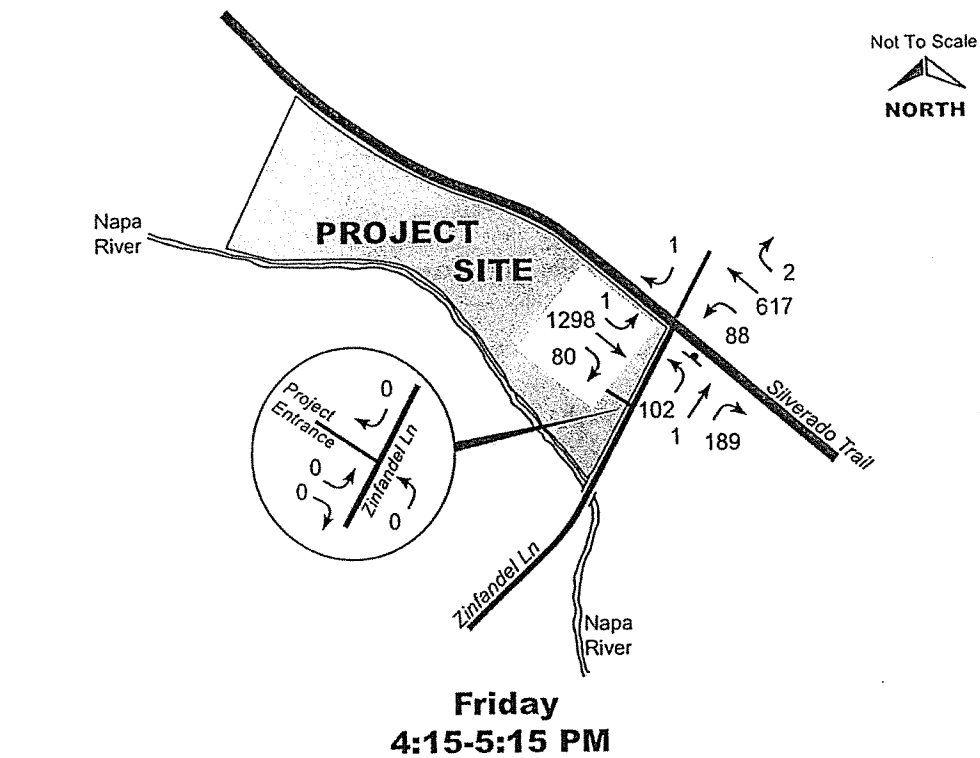


Figure 5
Year 2018 without Project
(Harvest) Friday and Saturday
PM Peak Hour Volumes

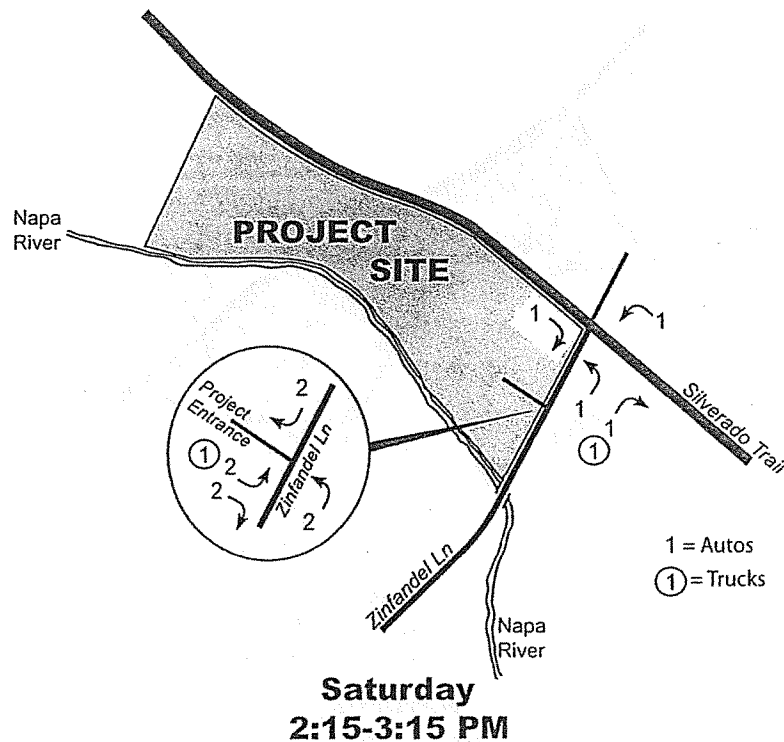
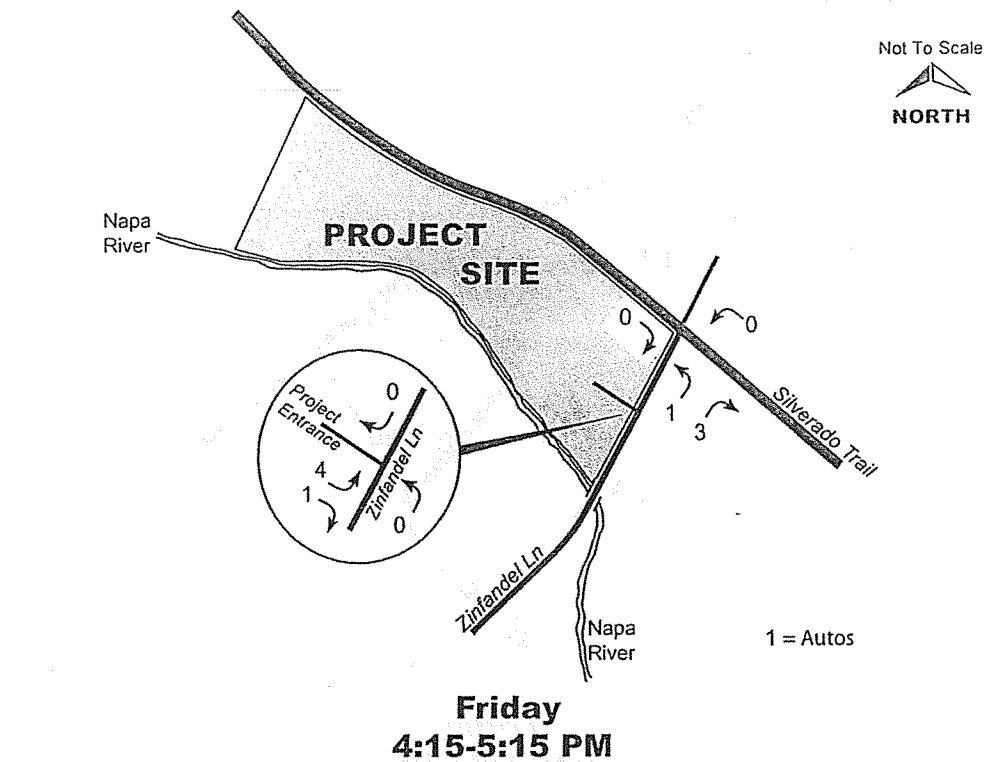


Castellucci Family Winery Traffic Study



CRANE TRANSPORTATION GROUP

Figure 6
Year 2030 without Project
(Harvest) Friday and Saturday
PM Peak Hour Volumes

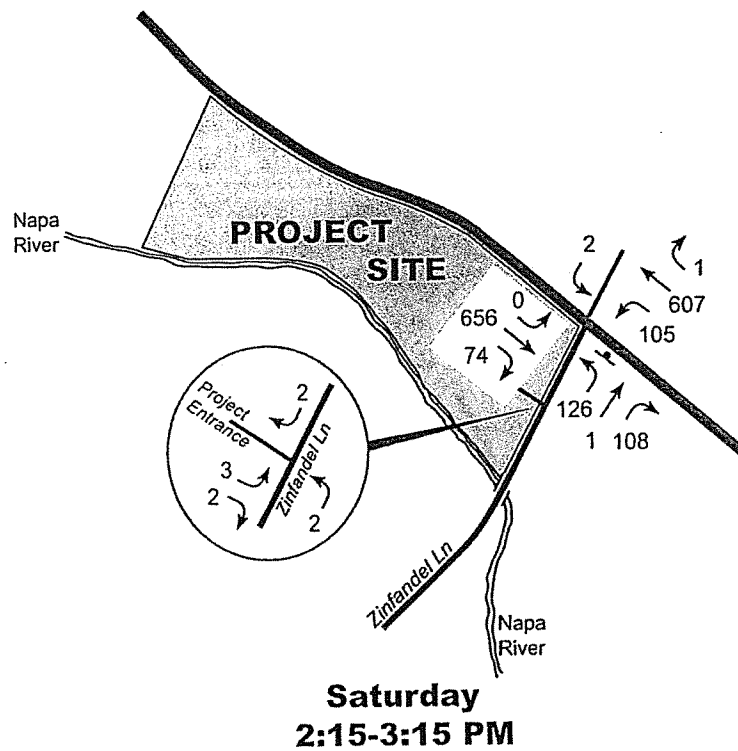
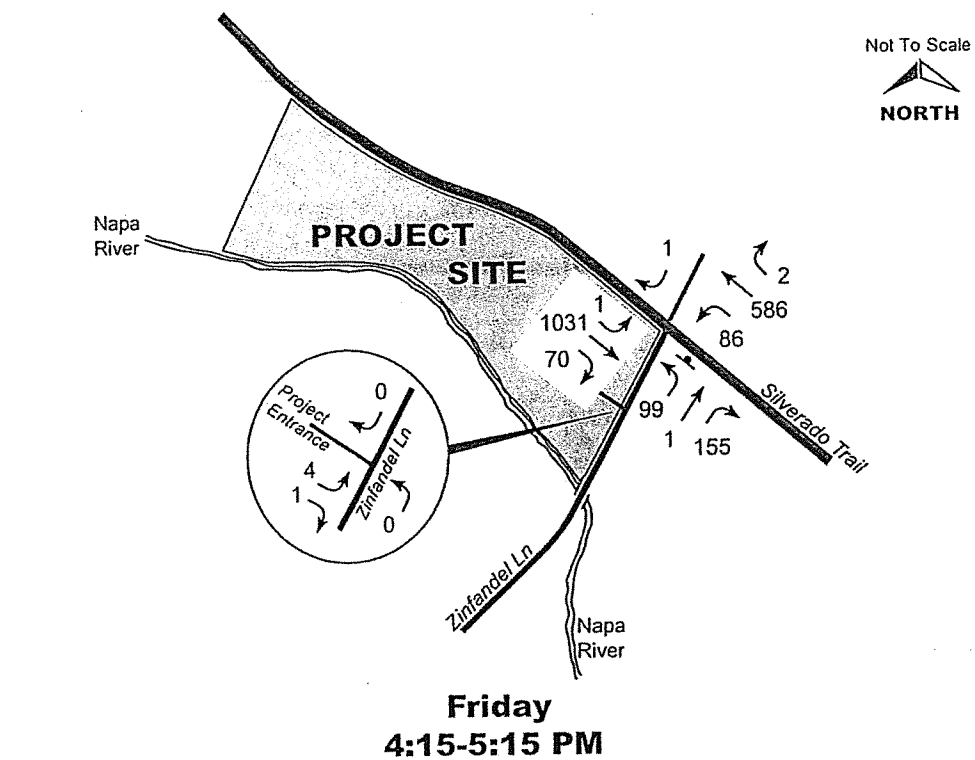


Castellucci Family Winery Traffic Study



CRANE TRANSPORTATION GROUP

Figure 7
Harvest Friday and Saturday
PM Peak Hour Project Increment

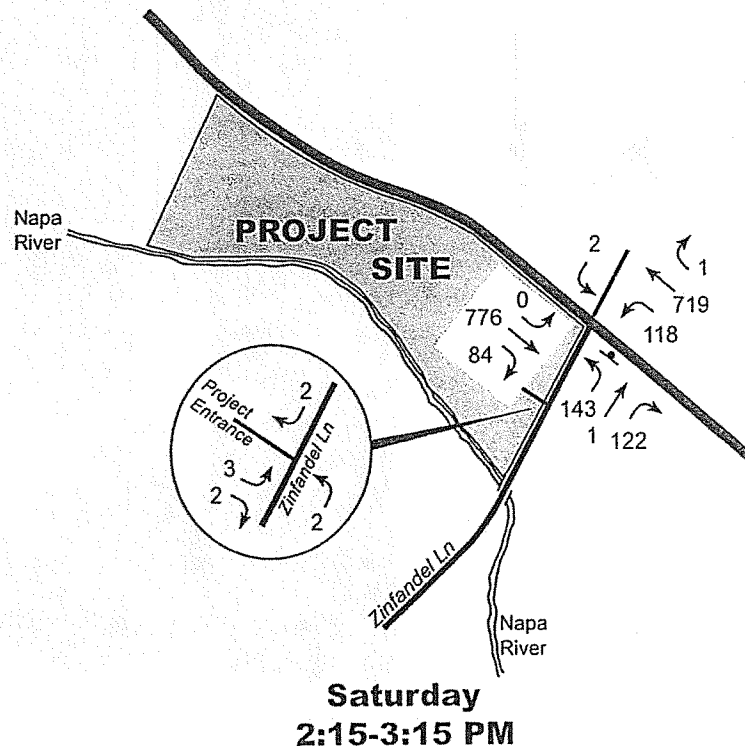
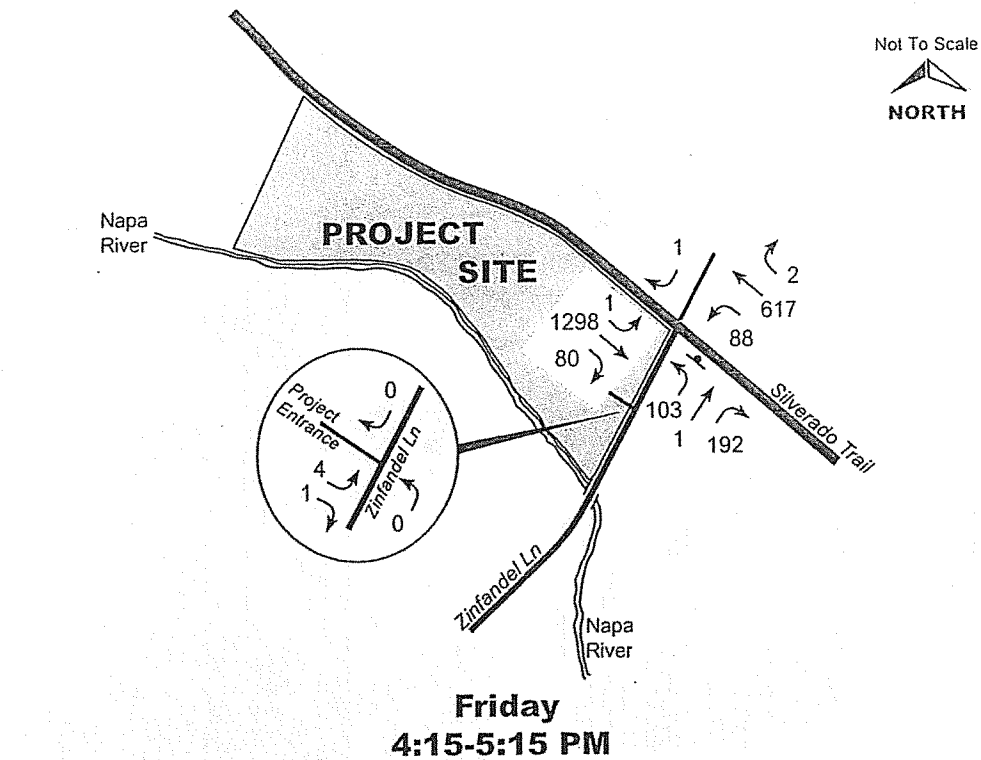


Castellucci Family Winery Traffic Study



CRANE TRANSPORTATION GROUP

Figure 8
Year 2018 with Project
(Harvest) Friday and Saturday
PM Peak Hour Volumes



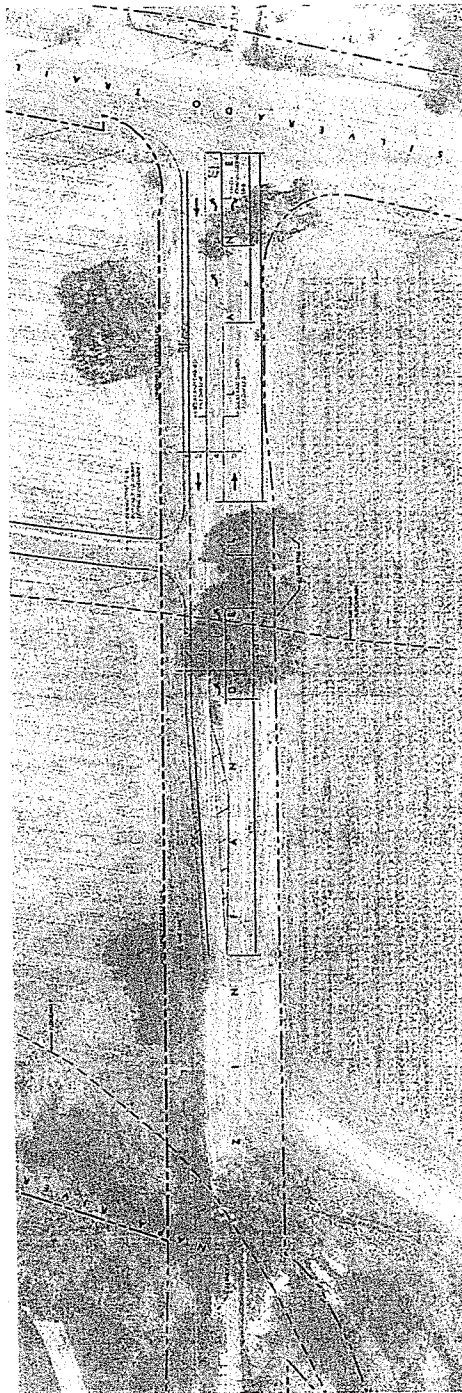
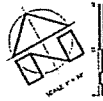
Castellucci Family Winery Traffic Study



CRANE TRANSPORTATION GROUP

Figure 9
Year 2030 with Project
(Harvest) Friday and Saturday
PM Peak Hour Volumes

LEFT TURN LANE EXHIBIT

[illegible]

LEFT TURN LANE EXHIBIT
SCALE 1" = 20'

Table 1

SIGNALIZED INTERSECTION LOS CRITERIA

Level of Service	Description	Average Control Delay (Seconds Per Vehicle)
A	Operations with very low delay occurring with favorable progression and/or short cycle lengths.	≤ 10.0
B	Operations with low delay occurring with good progression and/or short cycle lengths.	10.1 to 20.0
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.1 to 35.0
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, and/or high volume-to-capacity (V/C) ratios. Many vehicles stop and individual cycle failures are noticeable.	35.1 to 55.0
E	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.1 to 80.0
F	Operation with delays unacceptable to most drivers occurring due to oversaturation, poor progression, or very long cycle lengths.	> 80.0

Source: 2010 Highway Capacity Manual (Transportation Research Board).

Table 2

UNSIGNALIZED INTERSECTION LOS CRITERIA

Level of Service	Description	Average Control Delay (Seconds Per Vehicle)
A	Little or no delays	≤ 10.0
B	Short traffic delays	10.1 to 15.0
C	Average traffic delays	15.1 to 25.0
D	Long traffic delays	25.1 to 35.0
E	Very long traffic delays	35.1 to 50.0
F	Extreme traffic delays with intersection capacity exceeded (for an all-way stop), or with approach/turn movement capacity exceeded (for a side street stop controlled intersection)	> 50.0

Source: 2010 Highway Capacity Manual (Transportation Research Board).

Table 3

INTERSECTION LEVEL OF SERVICE

SILVERADO TRAIL/ZINFANDEL LANE

HARVEST FRIDAY PM PEAK HOUR

EXISTING	YEAR 2018		YEAR 2030	
	W/O PROJECT	WITH PROJECT	W/O PROJECT	WITH PROJECT
F-400/B-10.6 ⁽¹⁾ E-35.3 ⁽²⁾	F-913/B-11.8 F-104.5	F-932/B-11.8 F-108.2 (0.1%)*	F-1839/B-13.9 F-215.3	F-1868/B-13.9 F-220.9 (0.1%)*

- (1) Unsignalized level of service – vehicle control delay in seconds: Zinfandel Lane EB stop sign controlled approach to Silverado Trail/Silverado Trail NB approach left turn to Zinfandel Lane.
- (2) Unsignalized level of service – vehicle control delay in seconds (entire intersection).

HARVEST SATURDAY PM PEAK HOUR

EXISTING	YEAR 2018		YEAR 2030	
	W/O PROJECT	WITH PROJECT	W/O PROJECT	WITH PROJECT
F-183/A-9.4 ⁽¹⁾ B-12.7 ⁽²⁾	F-534/A-9.9 F-62.5	F-537/A-9.9 F-65.2 (0.1%)*	F-1255/B-10.7 F-140.7	F-1272/B-10.7 F-144.6 (0.2%)*

- (1) Unsignalized level of service – vehicle control delay in seconds: Zinfandel Lane EB stop sign controlled approach to Silverado Trail/Silverado Trail NB approach left turn to Zinfandel Lane.
- (2) Unsignalized level of service – vehicle control delay in seconds (entire intersection).

* (Percent project traffic.) Less than a 1% increase is not considered a significant impact.

Year 2010 Highway Capacity Manual (HCM) Analysis Methodology – individual approach or turn movement results
Year 2000 HCM results for overall intersection operation. No overall intersection operation results obtainable from 2010 software.

Source: Crane Transportation Group

Table 4

INTERSECTION SIGNAL WARRANT EVALUATION

SILVERADO TRAIL/ZINFANDEL LANE

Do volumes meet peak hour signal
Warrant #3 rural condition criteria?

FRIDAY PM PEAK HOUR

EXISTING	YEAR 2018		YEAR 2030	
	W/O PROJECT	WITH PROJECT	W/O PROJECT	WITH PROJECT
Yes*	Yes	Yes (0.2%)**	Yes	Yes (0.2%)**

SATURDAY PM PEAK HOUR

EXISTING	YEAR 2018		YEAR 2030	
	W/O PROJECT	WITH PROJECT	W/O PROJECT	WITH PROJECT
Yes*	Yes	Yes (0.3%)**	Yes	Yes (0.3%)**

* Also meets urban peak hour warrant for all conditions.

** (Percent project traffic.) Less than a 1% increase is not considered a significant impact.

Source: Crane Transportation Group

Table 5A

PROJECT TRIP GENERATION CASTELLUCCI FAMILY WINERY

HARVEST FRIDAY

	TOTAL EMPL.	HOURS	TRIPS						PEAK HOUR TRIPS*	
			3-4 PM		4-5 PM		5-6 PM		4:15-5:15	
			IN	OUT	IN	OUT	IN	OUT	IN	OUT
Admin Employees	1	9AM-5PM	0	0	0	0	0	1	0	1
Production Employees – Full Time	2	7AM-5PM	0	0	0	0	0	2	0	2
Production Employees – Part Time	1	7AM-5PM	0	0	0	0	0	1	0	1
Tours/ Tasting Employees	1	9AM-5PM	0	0	0	0	0	1	0	1
Grape Delivery Trucks	1/day	8AM-5PM	0	1	0	0	0	0	0	0
Other Trucks	1	8AM-5PM	0	0	0	0	0	0	0	0
Visitors	50 total = 20 vehicles**	10AM-4PM	0	5	0	0	0	0	0	0
TOTAL			0	6	0	0	0	5	0	5

* Hour of peak traffic at Silverado Trail/Zinfandel Lane intersection.

** 2.6 visitors/vehicle average on weekdays per County data.

Table 5B

PROJECT TRIP GENERATION CASTELLUCCI FAMILY WINERY

HARVEST SATURDAY

	TOTAL EMPL.	HOURS	TRIPS								PEAK HOUR TRIPS*	
			2-3 PM		3-4 PM		4-5 PM		5-6 PM		2:15-3:15	
			IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Admin Employees	1	9AM-5PM	0	0	0	0	0	0	0	1	0	0
Production Employees – Full Time	2	7AM-5PM	0	0	0	0	0	0	0	2	0	0
Production Employees – Part Time	1	7AM-5PM	0	0	0	0	0	0	0	1	0	0
Tours/ Tasting Employees	1	9AM-5PM	0	0	0	0	0	0	0	1	0	0
Grape Delivery Trucks	1/day	8AM-5PM	0	1	0	0	0	0	0	0	0	0
Other Trucks	1	8AM-5PM	0	0	0	0	0	0	0	0	0	1
Visitors	50 total = 18 vehicles**	10AM-4PM	4	4	0	4	0	0	0	0	4	4
TOTAL			4	5	0	4	0	0	0	5	4	5

* Hour of peak traffic at Silverado Trail/Zinfandel Lane intersection.

** 2.8 visitors/vehicle average on Saturdays per County data.

Source: Crane Transportation Group

Table 6

**INTERSECTION LEFT TURN LANE WARRANT
EVALUATION
(COUNTY OF NAPA CRITERIA)**

ZINFANDEL LANE/PROJECT ACCESS

**Do daily volumes meet left turn warrant criteria levels
with 50 visitors per day?**

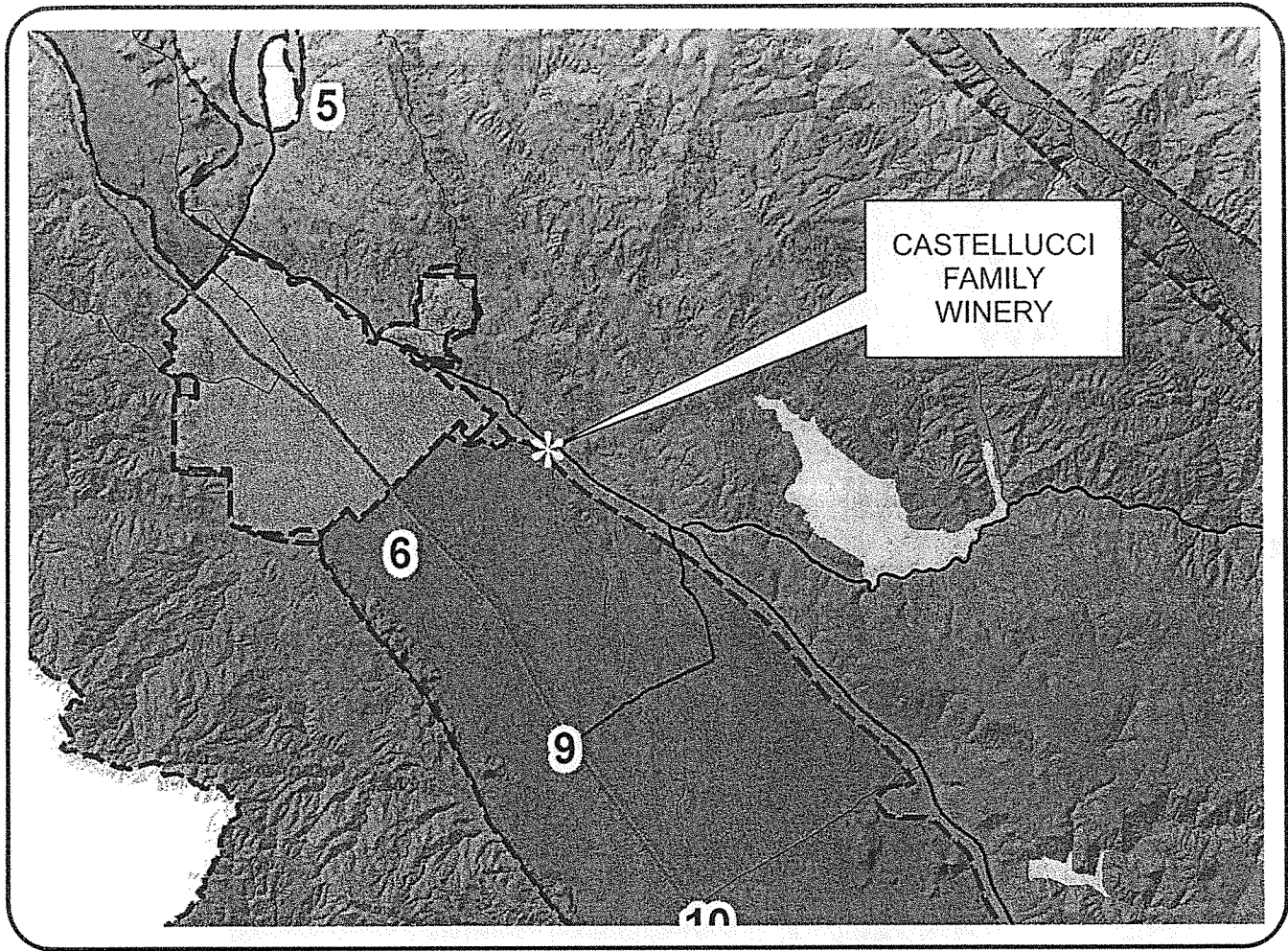
EXISTING WEEKDAY	YEAR 2030 WEEKDAY
Yes	Yes

Source: Crane Transportation Group

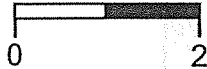
Exhibit “J”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



SCALE IN MILES



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

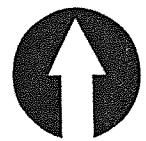
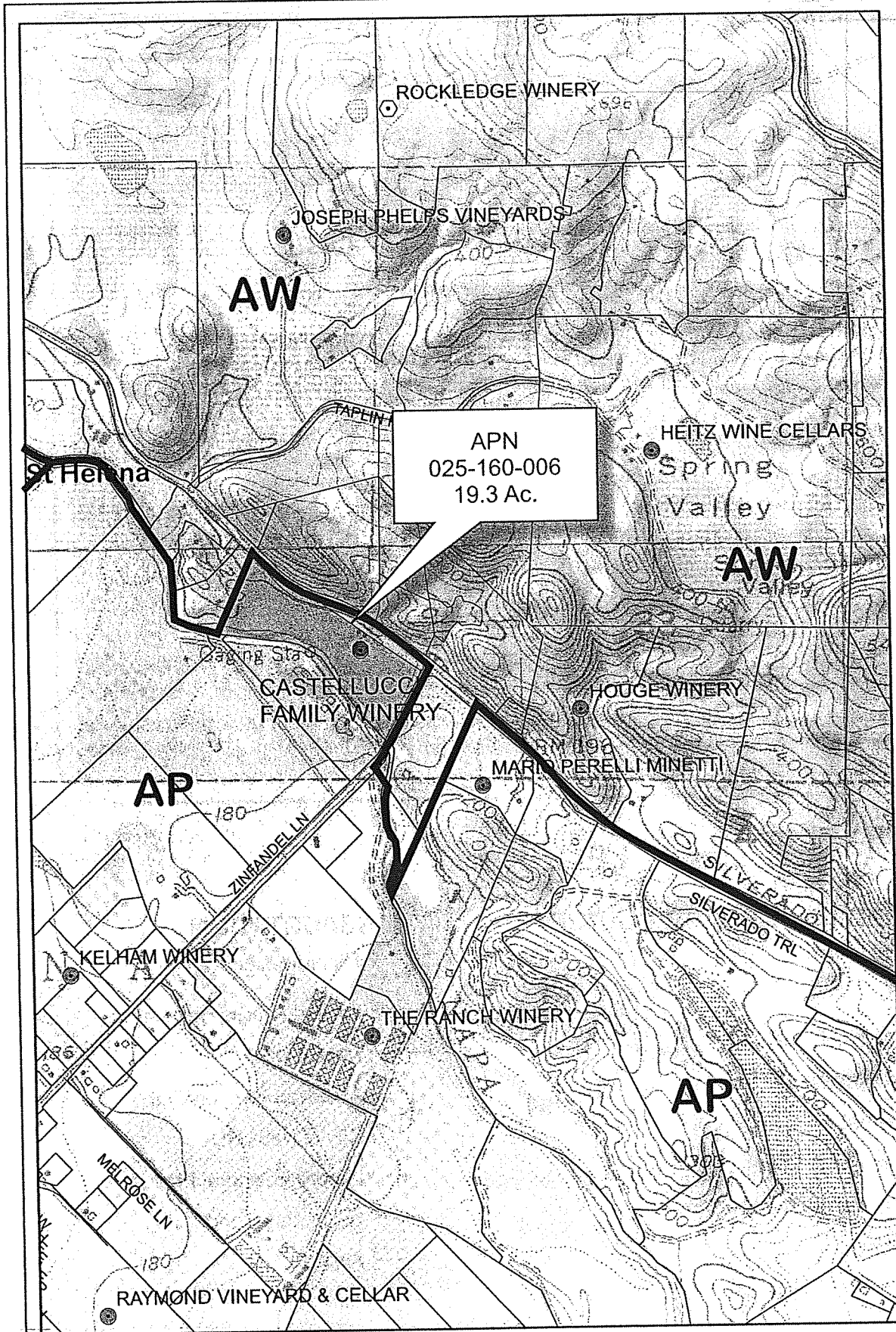
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
025-160-006
04-07-2013
9D UP

- 145 -

Castellucci_up1.cdr

CASTELLUCCI FAMILY WINERY



Legend

Wineries in Vicinity

- Producing
- Approved
- Pending
- Zoning
- Parcels

0 600 1,200 2,400 3,600 4,800 Feet

04-07-2014

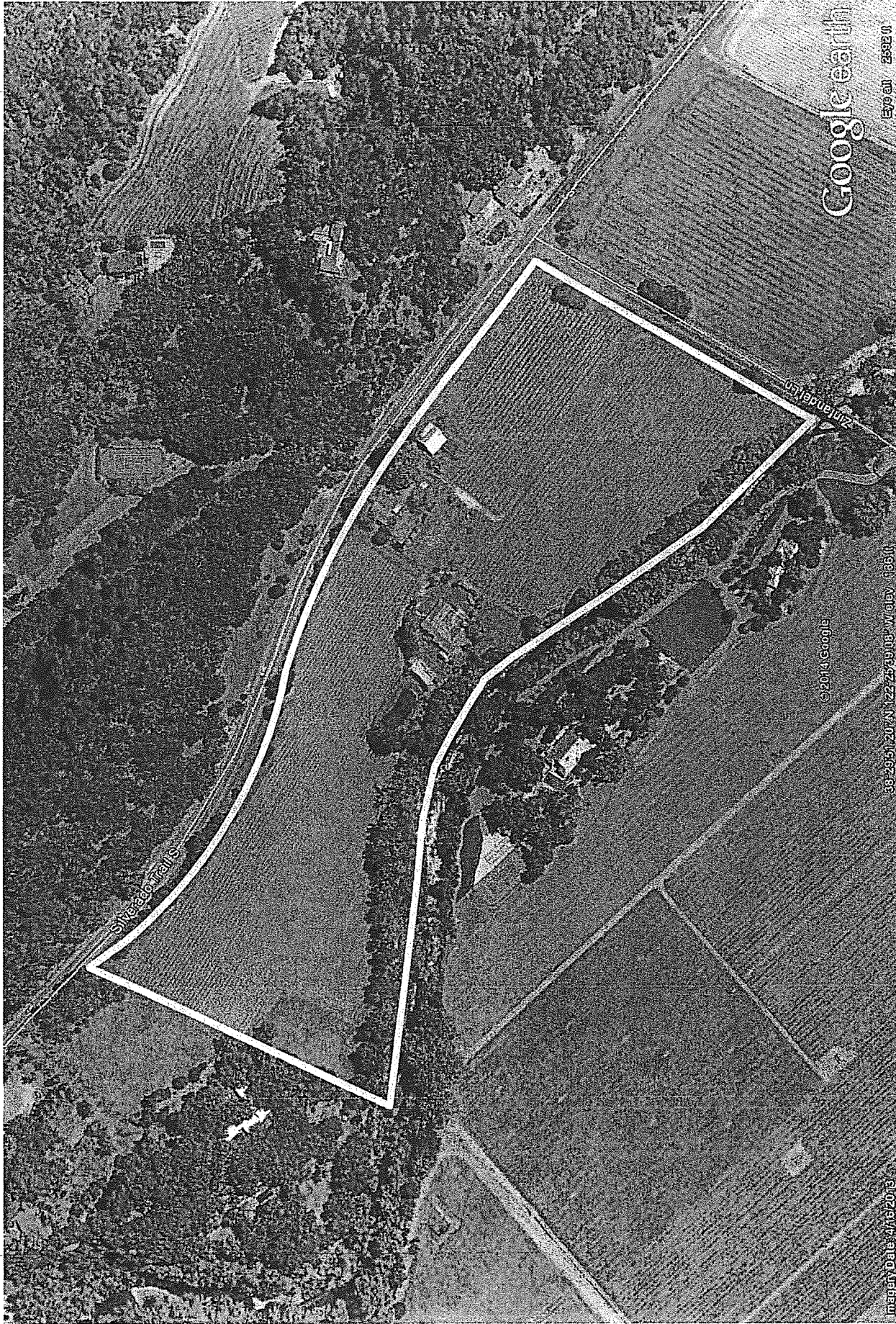
9D

UP

-146-

Napa County Conservation
Development and Planning Department

Castellucci_up1.cdr



Existing Conditions

CASTELLUCCI FAMILY WINERY

SCHNITZER
025-170-003

MOORE
025-170-006

CASTELLUCCI FAMILY WINERY
APN 025-180-006
19.30 acres

GARVEY
030-250-013

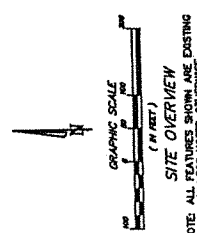
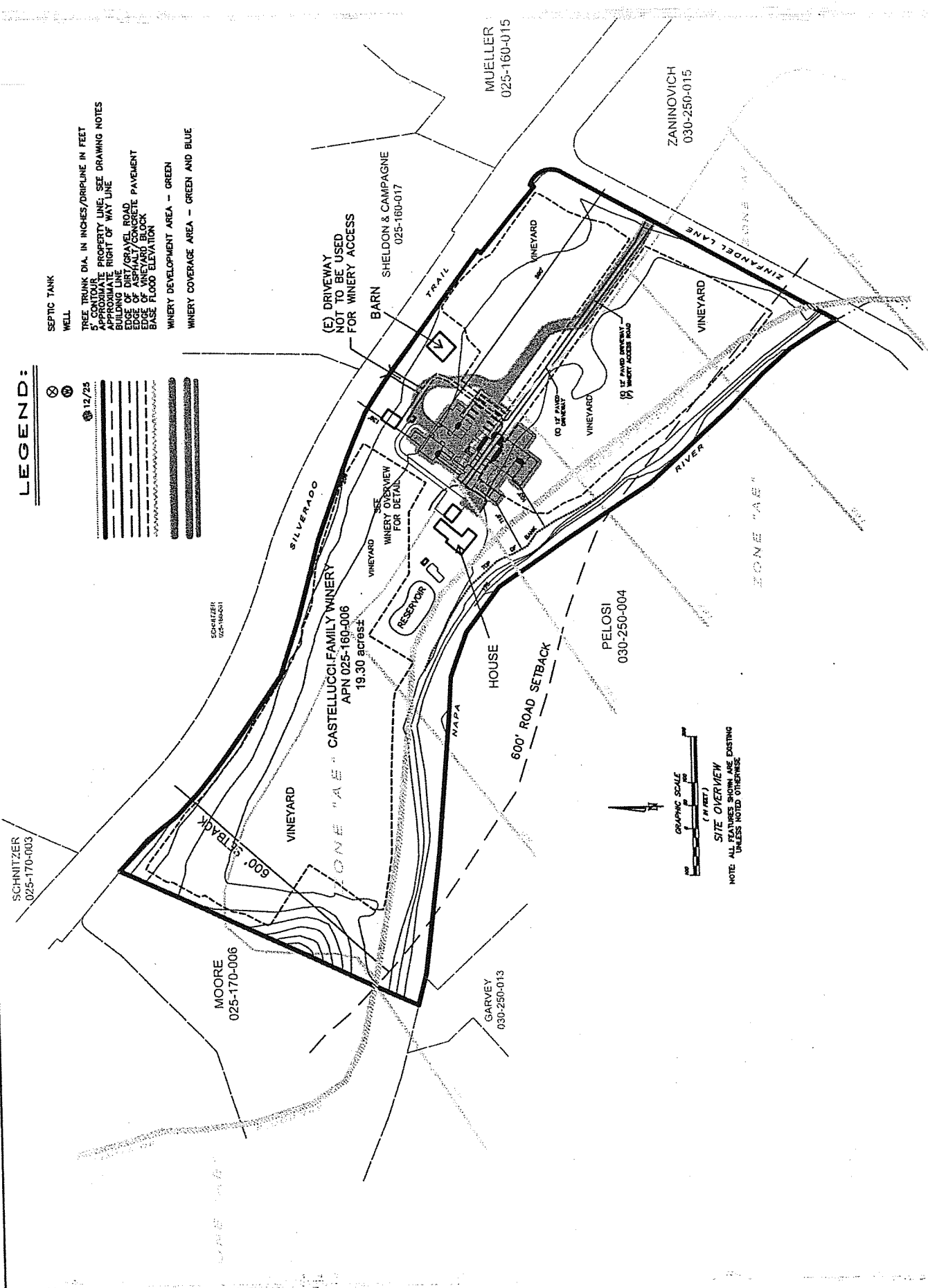
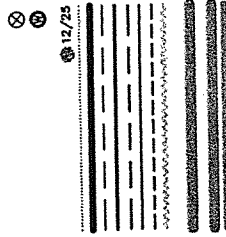
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030-250-004

MUELLER
025-160-015

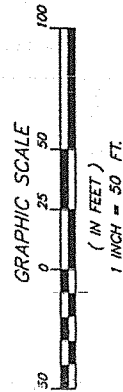
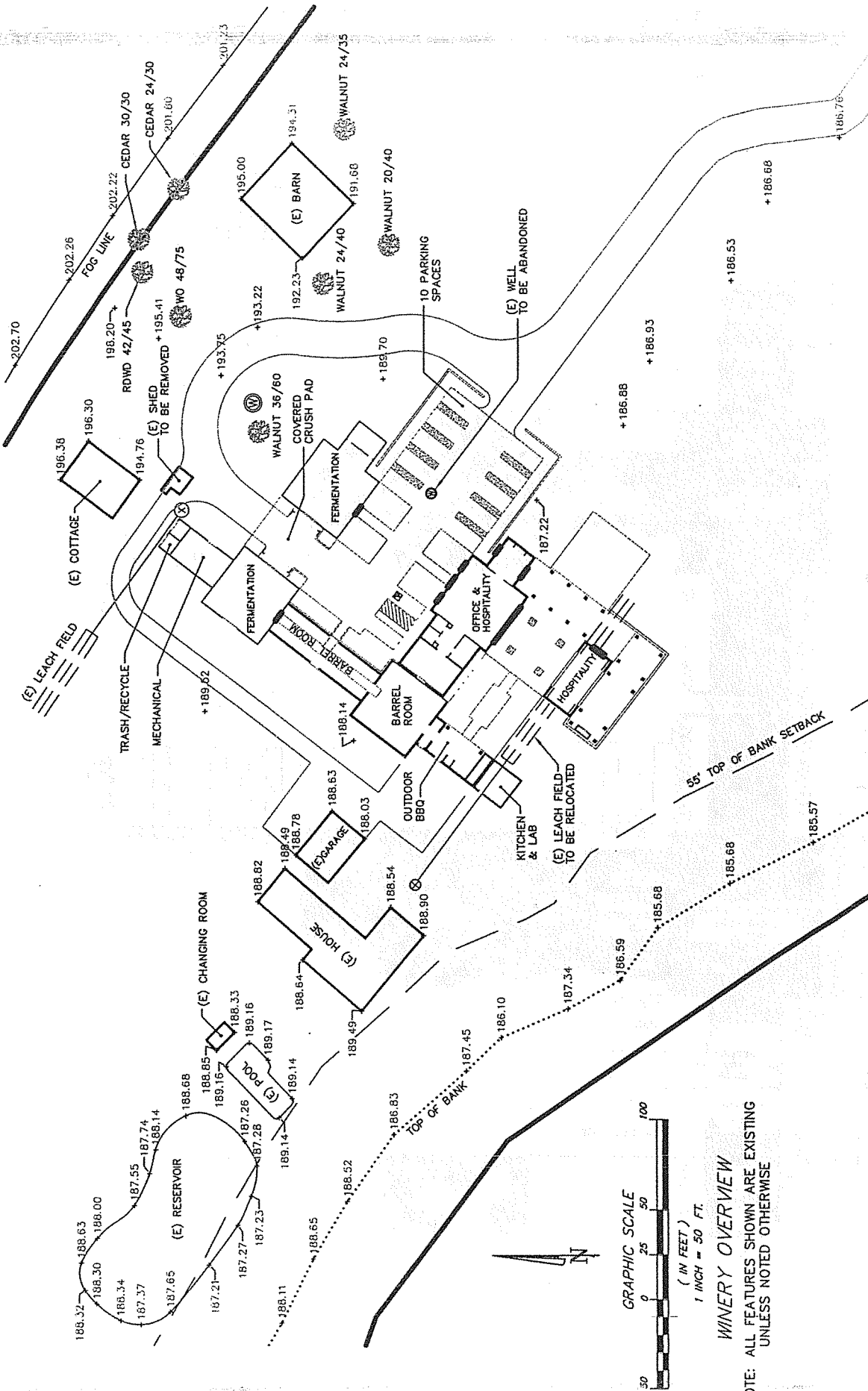
ZANINOVICH
030-250-015

LEGEND:

- ⊗ SEPTIC TANK
- ⊙ WELL
- 12/25 TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
- 5' CONTOUR PROPERTY LINE: SEE DRAWING NOTES
- APPROXIMATE RIGHT OF WAY LINE
- APPROXIMATE BUILDING LINE
- EDGE OF DIRT/GRAVEL ROAD
- EDGE OF ASPHALT/CONCRETE PAVEMENT
- EDGE OF UNPAVED DRIVEWAY
- EDGE FLOOD ELEVATION
- WINERY DEVELOPMENT AREA - GREEN
- WINERY COVERAGE AREA - GREEN AND BLUE

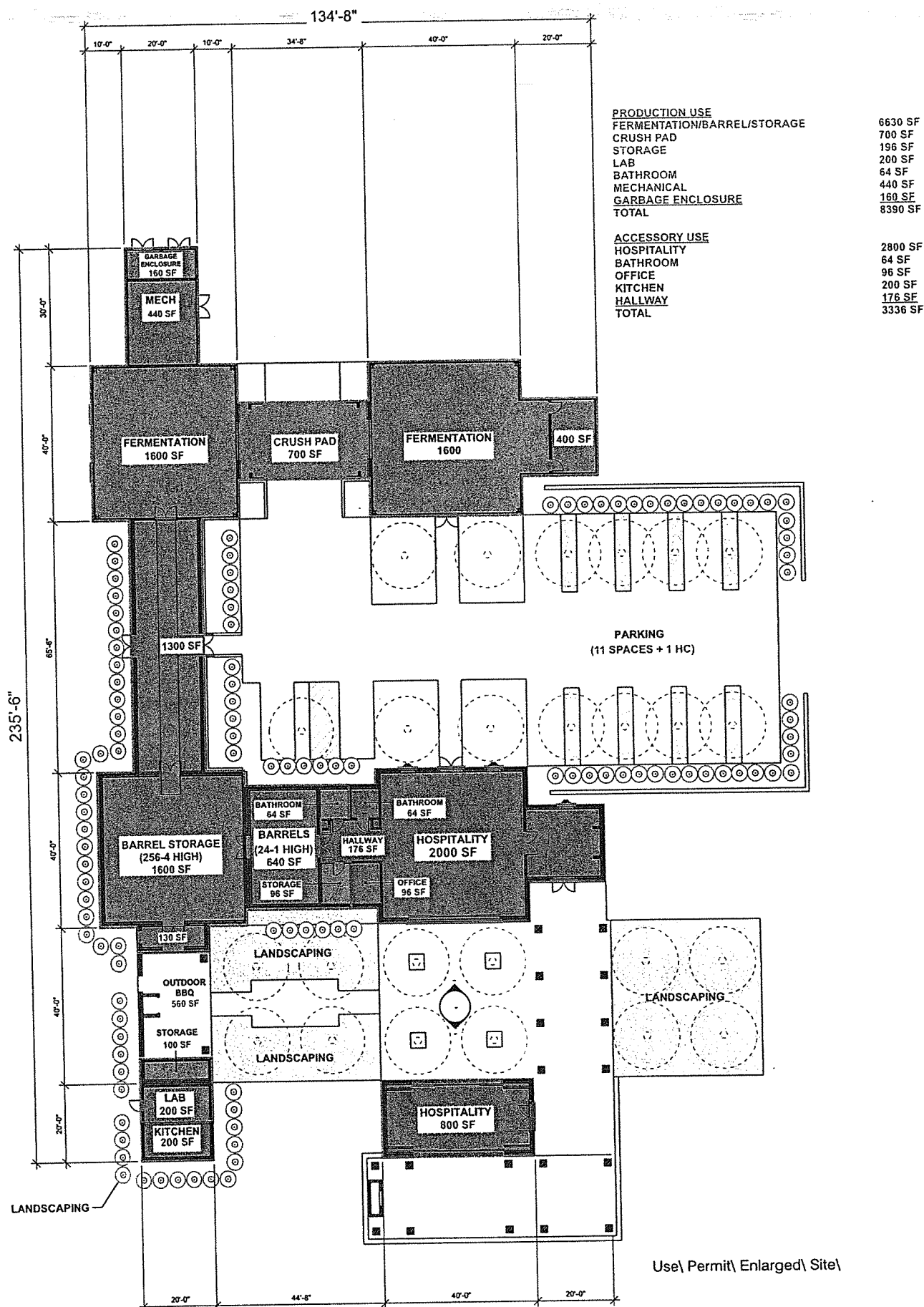


CASTELLUCCI FAMILY WINERY



WINERY OVERVIEW
NOTE: ALL FEATURES SHOWN ARE EXISTING
UNLESS NOTED OTHERWISE

CASTELLUCCI FAMILY WINERY



CASTELLUCCI FAMILY WINERY

T.O. Plaza 2
18'-0"
T.O. Plaza
11'-0"
(E) Barn
12'-0"
0'-0"
Flood
-1'-0"

2 West
AS1 SCALE 1/8" = 1'-0"

T.O. Plaza 2
18'-0"
T.O. Plaza
11'-0"
Level 1
0'-0"
Flood
-1'-0"

4 Main Courtyard North
AS1 SCALE 1/8" = 1'-0"

T.O. Plaza 2
18'-0"
T.O. Plaza
11'-0"
(E) Barn
12'-0"
0'-0"
Flood
-1'-0"

3 Main Courtyard South
AS1 SCALE 1/8" = 1'-0"

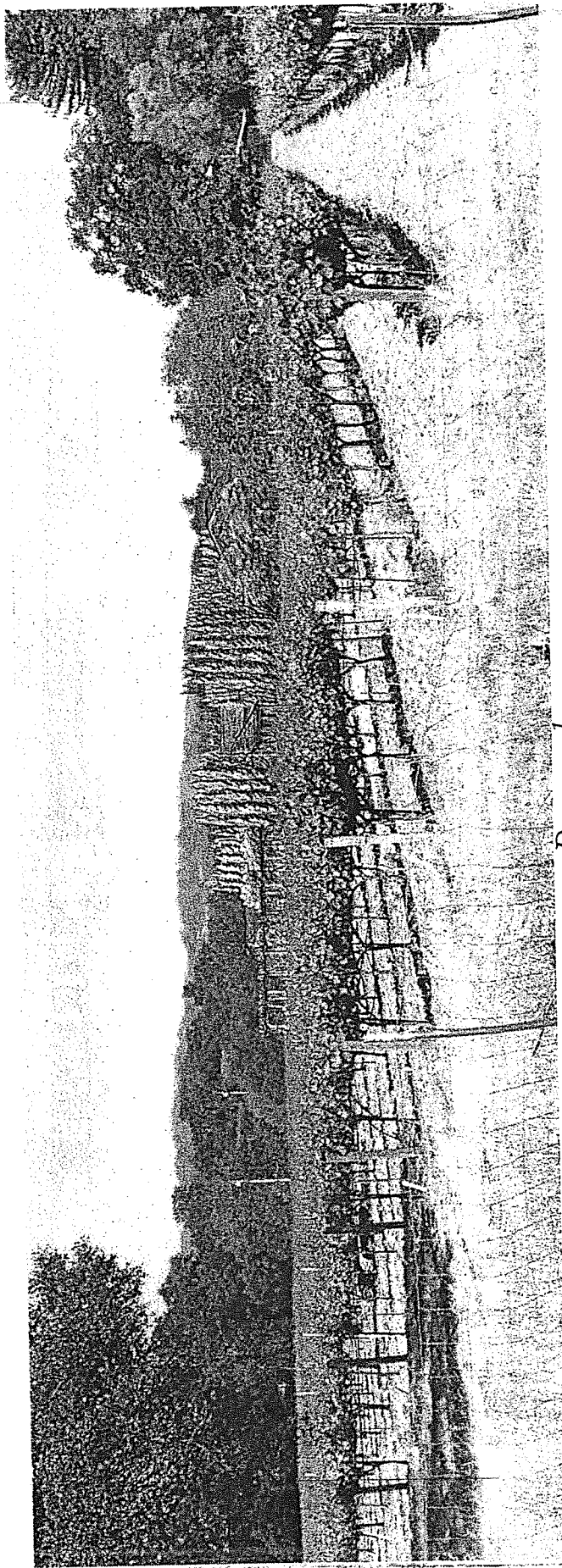
T.O. Plaza 2
18'-0"
T.O. Plaza
11'-0"
(E) Barn
12'-0"
0'-0"
Flood
-1'-0"

2 South
AS1 SCALE 1/8" = 1'-0"

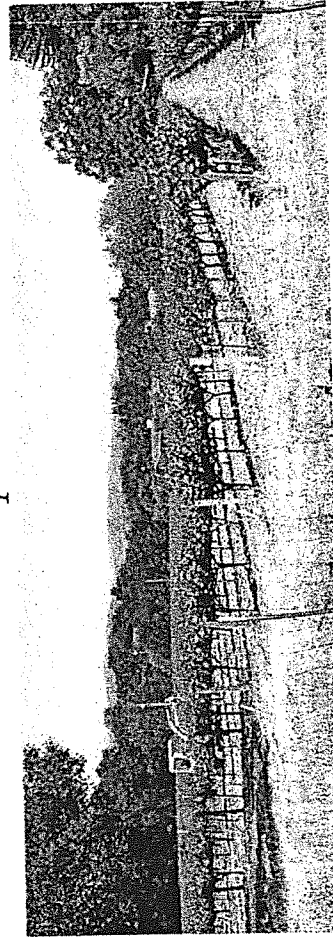
T.O. Plaza 2
18'-0"
T.O. Plaza
11'-0"
(E) Barn
12'-0"
0'-0"
Flood
-1'-0"

1 East
AS1 SCALE 1/8" = 1'-0"

CASTELLUCCI FAMILY WINERY



Proposed



Existing

VIEW OF PROPOSED WINERY AT THE INTERSECTION OF ZINFANDEL LANE AND SILVERADO TRAIL.

CASTELLUCCI
WINERY
JUNE 27, 2011