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Initial Study/Negative Declaration

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

Initial Study Checklist
(form updated October 2016)

1. **Project Title:** Baldacci Family Vineyards, Use Permit P15-00422 and Viewshed P16-00295
2. **Property Owner/Project Sponsor Name and Address:** Archangel Investment, LLC (Thomas Baldacci); 12885 Alcosta Blvd., Suite A, San Ramon, CA 94583
3. **Representative Name and Address:** Douglas Thornley; 95 Brady St., San Francisco, CA 94103
4. **County Contact Person, Phone Number, and Email:** Sean Trippi; (707) 299-1353; sean.trippi@countyofnapa.org
5. **Project Location and APN:** The winery is located on a 28.7 acre parcel on the west side of Silverado Trail, approximately ½-mile south of the Silverado Trail/Yountville Cross Road intersection. A new driveway is proposed on an adjoining 2.0 acre parcel under the same ownership. 6236 Silverado Trail (winery) & 6171 Silverado Trail (driveway), Napa, CA 94558. APN's: 031-230-006 (winery) & 031-220-015 (driveway).
6. **General Plan Description:** Agricultural Resource (AR)
7. **Zoning:** Agricultural Preserve (AP)
8. **Background/Project History:**

The use permit entitlement request evaluated in this Initial Study pertains to an existing winery that has previously conducted tours and tastings activities with as many as 54 visitors (based on point of sales/tastings appointment information) and constructed improvements without required County approvals at the time the application was filed. The winery has generally ceased said activities subsequent to submittal of this use permit request. Property owners with code violations have the right to request retroactive approval of developments/uses implemented without required permits. This Initial Study/Negative Declaration evaluates the potential for new environmental impacts resulting from the applicant's request. This document is not an endorsement by County staff of the applicant's proposal. It is intended solely as a public disclosure document to inform all interested parties in advance of a decision being rendered by the Napa County Planning Commission.

Approximately seven days prior to the Planning Commission's scheduled February 15, 2017 hearing, Planning Division staff will issue a Staff Report analyzing project components and outlining decision making options for the Commission, including making a recommendation on one of the options. The Staff Report for the February 15, 2017 hearing will be issued no later than Friday, February 10, 2017.

The Baldacci Family Vineyards (formerly Chateau DeClercq) received a Small Winery Exemption Certificate in 1986, which at that time was a standard process for small, production only, wineries located at sites with no constraints. "A Small Winery does not conduct public tours, provide wine tastings, sell wine-related items or hold social events of a public nature (Ord. No. 629, §18.08.600)." Small Winery Exemptions are not use permits and therefore, if the owner wants to conduct tours and tastings and marketing activities plan, a use permit must be obtained. The Small Winery Exemption Certificate process was taken out of County Code in 1990 with the adoption of the Winery Definition Ordinance (Ordinance No. 947). Such certificates remained legal entitlements, but since 1990, expansion of these facilities has triggered conversion of the entitlement to a use permit.

November 2, 1983 – An application for a Small Winery Use Permit Exemption was submitted for Chateau DeClercq by Robert Egan. However, it appears that a determination that the proposed winery qualified for a small winery exemption was not made. The required setback from the centerline of Silverado Trail was 400-feet at the time of this application. The application indicated that the proposed winery would be setback 150-feet. Additional annotation indicates that an existing barn was setback 150-feet from Silverado Trail and a house was setback 100-feet.

The following details were provided on the application form:

Production: Initial or Current - 4,000 gal/year. Proposed – 20,000 gal/year.

Floor area: Existing Structures – 2,375 sq. ft. New Construction - no new construction.

Site area: 28.72 acres (minimum lot size 6 acres per Ordinance 629)
Hours: 8 A.M to 5 P.M., 5 days per week.
Employees: One part-time.
Parking: 7 spaces existing. No new spaces proposed.

Operating features: crushing; fermentation; storage/aging; bottling/racking; shipping via truck; and administrative. No tours/public tastings (emphasis included on application form.)

April 21, 1986 – A new application for a Small Winery Use Permit Exemption was submitted for Chateau DeClercq by Robert Egan. The application indicated that the proposed winery would occupy an existing barn that was setback 250-feet from the centerline of Silverado Trail. On May 21, 1986 a determination that the proposed winery did not qualify for a small winery exemption was made. The request was denied because the proposed winery did not meet the 400-foot setback from the centerline of Silverado Trail.

The following details were provided on the application form:

Production: Initial or Current - 3,000 gal/year. Proposed – 20,000 gal/year.
Floor area: Existing Structures – 576 sq. ft. New Construction - no new construction.
Site area: 28.72 acres
Hours: 8 A.M to 5 P.M., 5 days per week.
Employees: One part-time.
Parking: 6 spaces existing. 6 spaces proposed.

Operating features: crushing; fermentation; storage/aging; bottling/racking; shipping via truck; and administrative. No tours/public tastings (emphasis included on application form.)

As noted above, a Small Winery does not conduct public tours, provide wine tastings, sell wine-related items or hold social events of a public nature.

May 16, 1986 – Robert Egan filed an appeal of the denial of the Small Winery Use Permit Exemption. The appeal was placed on the Board of Supervisor's (BOS) agenda on June 3, June 17, July 15, and July 22, 1986. On July 22, 1986 the BOS's decided not to hear the appeal.

However, at the July 22, 1986 meeting the BOS did amend the required setback from Silverado Trail for existing structures proposed to be used as a winery from 400 to 200 feet (Resolution No. 86-55, noted on file jacket). The result of the Board's action meant that the structure for the winery would meet all the small winery criteria.

December 11, 1986 - Building Permit #39149 issued to convert barn to winery (noted on file jacket).
December 8, 1989 – Property owner indicated that building has been signed off (noted on file jacket).

December 20, 1989 – The Planning Commission approved a Use Permit (#U-89-16) for a farm worker housing unit. The approved farm worker unit was to occupy the upper 1,500 sq. ft. existing residential portion of a 3,000 sq. ft. structure. The 1,500 sq. ft. lower portion was to be an office and storage. The application indicated that there were 5 parking spaces on site. This permit expired.

December 7, 1999 – The Zoning Administrator approved a Farmworker Housing Use Permit (#99136-FLD). The approved farm worker unit occupied 1,200 sq. ft. portion of the 1,500 sq. ft. upper story of a 3,000 sq. ft. structure. The 1,500 sq. ft. lower portion was to be an office and wine storage; the type of office was not specified. Two parking spaces were required for the unit.

August 1, 2003 – Hand written note in file indicating that Carol Garrett (with attached business card - President of Baldacci Family Vineyards) will send use permit showing that they have approval for tours and tastings. Small Winery Permit application shows 0 visitors per day & per week. Wanted sign permit to say "T & T by apt only." (located in file for the above – there is no documentation from Ms. Garrett substantiating that tours and tastings by appointment were allowed).

June 8, 2004 – Small Winery Exemption Use Permit Modification (#03502-MOD) was approved administratively.

The approval included construction of a 1,000 sq. ft. canopy over an existing tank pad and use of an existing approximate 9,240 sq. ft. cave for barrel storage only (Type 1 cave). (Note: the cave was constructed prior to the County requiring building permits for cave portals and grading permits for cave spoils. The information submitted with this use permit application indicates that the cave has approximately 7,613 sq. ft. of floor area based on as-built drawings.)

According to the Fire Department memo, the cave was classified as Type I based on the use and occupancy of the cave as described in the use permit application. A Type I wine cave is used for the storage and/or processing of wine and is constructed and furnished solely of

non-combustible materials and does not allow public access. Type I wine caves are not allowed to contain combustible contents and hosted events are never allowed in Type I caves.

May 31, 2011 – Code violation (CE-11-00120)

Code case opened to address tours conducted within the cave. The cave was approved for storage only and constructed to Type I requirements. Cave would need to meet Type III construction requirements in order to conduct tours or allow access to the cave by the public. Tours and tastings activities within the cave ceased.

September 24, 2015 – Code violation (CE-15-00344)

Code case opened to address installation of utilities in cave without receiving permits. This will be resolved pending outcome of subject use permit application.

October 13, 2015 – Code violation (CE-15-00357)

Code case opened to address unpermitted tours and tastings, unpermitted alterations to the farmworker housing unit, and an unpermitted structure being used as a tasting room. Tours and tastings have been discontinued pending the outcome of this use permit application.

9. **Description of Project:** Approval of a use permit to allow an increase of the production capacity of the existing winery from 20,000 gallons to 40,000 gallons per year with the following characteristics:
- a) construction of a new 2,619 sq. ft. production building with an enclosed crush pad area, bottling to be handled by a mobile bottling service on an as needed basis within the enclosed crush pad area;
 - b) conversion of the existing 1,345 sq. ft. winery building to an administrative building and the construction of a 3,510 sq. ft. addition for hospitality use;
 - c) construction of an 11,031 sq. ft. addition to the existing 7,613 sq. ft. cave area;
 - d) on-premises consumption of wines produced on site in the tasting room and outdoor hospitality area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5;
 - e) increase previously approved on-site parking from 6 to 16 spaces;
 - f) relocation of two (2) existing water storage tanks;
 - g) relocation of the entrance to the winery through an adjoining property at 6171 Silverado Trail (APN 031-220-015) with a new driveway connection to the winery;
 - h) tours and tastings by appointment only for 100 persons per day;
 - i) establishing a marketing program with catered food to host two events per month for up to 30 persons, four events per year for up to 100 persons, and six events per year for up to 50 persons;
 - j) up to 10 full and part time employees (currently approved for one part-time employee);
 - k) hours of operation seven days a week: production 7:00 AM to 3:30 PM (non-harvest), 7:00 AM to 6:00 PM (harvest) and visitation 10:00 AM to 4:00 PM (existing winery has approved hours 8 A.M to 5 P.M., 5 days per week); and
 - l) installation of wastewater treatment systems.

The request also includes a viewshed application to address construction of the production building on slopes of 15% or greater.

The existing winery building that would be converted to administrative uses is clad in light tan, vertical grooved wood siding with composition shingle roofing. The exterior siding of the existing building would be replaced with horizontal grooved wood siding and a standing seam metal roof. The addition to the existing winery building would have board and batten siding and corrugated metal roofing. The new production building would have siding and roofing to match the administrative building. New building finishes would be gray/beige for the administrative and production buildings and white finish for the hospitality building. Roofing would be silver/gray.

10. **Describe the environmental setting and surrounding land uses:**

The 28.7 acre winery parcel is located on the west side of Silverado Trail, approximately ½-mile south of the Silverado Trail/Yountville Cross Road intersection. The property is currently accessed from two private driveways that only serve the property. A new driveway is proposed on an adjoining 2.0 acre parcel south of the winery under the same ownership. In addition to the existing winery, development on-site includes a residence, farmworker dwelling with a detached garage, water storage tanks, and approximately 17.6 acres of vineyards. The existing driveway located south of the existing winery building and farmworker dwelling will be used for only right-in, right-out access. The existing driveway located north of the existing winery and farmworker dwelling will primarily provide access to the farmworker dwelling and main residence.

The property is relatively flat along the southwestern portion of the property which is planted in vines, ranging from approximately 105 feet above mean sea level (msl) to approximately 125 feet above msl at the area of the existing winery and farmworker dwelling (±0-5% slope). The property then steadily rises in elevation to a peak of approximately 300 feet above msl at the northwestern portion of the property where the main residence sits (±15-30% or greater slopes). The production building is proposed at the base of the hill that rises up to the

main residence with elevations between approximately 120 to 150 msl (± 20% slopes). There are no blue line streams or drainage channels. The site is not located within a flood plain. Surrounding land uses include rural residential properties, agriculture, vineyards, and wineries. The nearest offsite residence is located across Silverado Trail, approximately 750 feet to the east of the existing winery building.

11. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement). Discretionary approvals required by the County consist of a use permit. The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, and waste disposal permits. 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

ABC, TTB

12. **Tribal Cultural Resources. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

Pursuant to Public Resources Code section 21080.3.1, invitation for tribal consultation was completed. One response was received from the Yocha Dehe Wintun Nation dated August 21, 2016, indicating that the project site is located within the aboriginal territories Yocha Dehe Wintun Nation. The letter indicates that while the Yocha Dehe Wintun Nation is not aware of any known cultural resources, they would like to be notified should any resources be found.

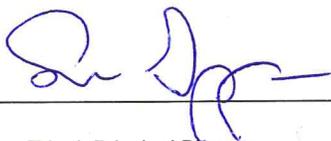
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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.



Sean Trippi, Principal Planner
County of Napa Planning, Building and Environmental Services Department

1-20-2017

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:

Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken in. As generally described in the **Environmental Setting and Surrounding Land Uses** section above, the surrounding land uses include rural residential, agriculture, vineyards, and wineries. The nearest offsite residence is located approximately 750 feet east (across Silverado Trail) of the existing winery building.

The project site is currently developed with a winery, residence, farmworker dwelling, water storage tanks, and accessory buildings. Approximately 17.6 acres are planted in vineyards.

a-c. The project proposes converting the existing winery to administrative uses with an addition for hospitality uses. The proposed winery production building would be set back approximately 600 feet from Silverado Trail at the base of the hillside on slopes greater than 15%.

Construction of new buildings on slopes of 15% or greater, major or minor ridgelines, or on flat areas that are otherwise surrounded by slopes of 15% or greater are subject to the County's Viewshed Protection Program when they are visible from scenic roadway candidates identified in the Community Character Element of the Napa County General Plan and/or a designated area under the Viewshed Protection Program (Chapter 18.106 of the Napa County Code) which includes Silverado Trail. Although visible from Silverado Trail, conversion of the existing winery building to administrative uses and the construction of an addition to the existing building for hospitality uses are on slopes less than 15% and are therefore not subject to the Viewshed Protection Program. The existing water storage tanks are proposed to be relocated behind the administrative/hospitality building and will be screened by existing vegetation. The new winery production building, however, is proposed at the toe of the slope and extends up the hill toward the main residence on slopes that just exceed 15%. The Community Character Element includes a policy that new development projects located within view of a scenic corridor shall be subject to site and design review to ensure that such development does not destroy the scenic quality of the corridor. In conformance with this policy, the County's Viewshed Protection Program provides for review of projects in locations such as the project site, and establishes standards that must be met prior to project approval.

Structures are required to be located and/or screened from view such that visual impacts are reduced. Use of existing natural vegetation, new landscaping, topographical siting, architectural design, and colortone are mentioned in the Viewshed Protection Program as viable ways to reduce the visual impact, and either these techniques must be applied to effectively "screen the predominant portion" (including architectural features likely to be silhouetted against the sky) of the proposed structures, or the applicant must seek an exception pursuant to Code Section 18.106.070. Whether or not an exception is needed, the proposed project cannot be approved unless the County finds it to be in conformance with the Viewshed Protection Program, which is expressly designed to protect the scenic quality of the County and to promote architecture and designs that are compatible with hillside terrain and minimize visual impacts (See Code Section 18.106.010). For this reason, the project that is ultimately approved for this site must be one which has addressed potentially significant visual impacts. And by definition, such a project -- while noticeable from surrounding areas --- would not substantially degrade scenic views or visual quality pursuant to the California Environmental Quality Act (CEQA). In addition, prior to the issuance of a building permit, the property owner shall be required to execute and record in the County recorder's office a use restriction, in a form approved by county counsel, requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successors so as to maintain conformance with County Code, Chapter 18.106.050(B).

As noted above, the new winery production building is proposed at the base of the hill on the property and extends up on slopes that are just over 15%. The pad will be cut into the hillside to reduce the massing. A minimum of four 24-inch box Olive trees are proposed to screen the predominant portion of the new building and to comply with the screening requirements of the Viewshed Protection Program. The trees proposed to screen the building will be evergreen species. There is also significant existing natural vegetation behind the winery at its proposed location near the bottom of the hill such that it will not be silhouetted against the sky.

The new winery building would be viewed from an identified scenic roadway candidate and would be potentially significant. Given screening by proposed landscaping, and neutral exterior colors, the project, while noticeable from surrounding areas, would not substantially degrade scenic views or the visual quality of the site.

- d. The site is currently developed with an existing winery, residence, farmworker dwelling, outbuildings, and vineyards. The proposed project would increase the size (building footprint) of the existing winery, add a new winery building, expand operations and remain a potential source of nighttime lighting. Existing approved hours of operation are 8:00 A.M to 5:00 P.M., five days per week). The proposed winery hours of operations are 7:00 AM to 3:30 PM (non-harvest production), 7:00 AM to 6:00 PM (harvest production) and 10:00 AM to 4:00 PM (visitation) seven days a week; therefore nighttime lighting associated with the daily winery operations and visitation would be limited. Occasional evening marketing events (24 events per year) are proposed to occur between the hours of 6 pm and 10 pm. The proposed project 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 lights, if they were to remain on past daylight hours, 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, 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 (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 the 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"/>

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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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:

The project site is zoned Agricultural Preserve (AP), which allows wineries upon grant of a use permit. The project site includes an existing winery, residence, farmworker dwelling, and associated accessory buildings. Approximately 17.6 acres are planted in vineyards.

a/b/e. The majority of the vineyards have a designation of Prime Farmland with the vineyards near the base of the hill on the site designated as Unique Farmland (based on GIS layer FMMP Farmlands (2012)). The portion of the property containing the existing development and the hillside to the northwest are designated Other Land (based on GIS layer FMMP Farmlands (2012)). The proposed project would result in the removal of approximately one acre of vineyards.

The proposed project would not conflict with existing zoning for agricultural uses. 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. The subject parcel is currently under a Williamson Act contract which allows wineries. No aspect of this proposal would conflict with the adopted contract. As noted above, approximately one acre of vines will be removed to facilitate construction of the winery expansion. There are no other changes included in this proposal that would result in the conversion of Farmland.

c/d. The proposed project will not conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. 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 Coniferous Forest- Ponderosa Pine and Douglas Fir species. Based on the Vegetation – Ice layer, the hillside area of the project site contains mixed Oak woodlands. However, no development is proposed within this area. Therefore, the proposed project would 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
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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. 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. 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). These thresholds were designed to establish the level at which the District believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on the Air District's website and included in the Air District's May 2011 updated CEQA Guidelines.

On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the Thresholds. The court did not determine whether the Thresholds were valid on the merits, but found that the adoption of the Thresholds was a project under CEQA. The court issued a writ of mandate ordering the District to set aside the Thresholds and cease dissemination of them until the Air District had complied with CEQA. The Air District has appealed the Alameda County Superior Court's decision. The Court of Appeal of the State of California, First Appellate District, reversed the trial court's decision. The Court of Appeal's decision was appealed to the California Supreme Court, which granted limited review, and the matter is currently pending there.

In view of the trial court's order which remains in place pending final resolution of the case, the Air District is no longer recommending that the Thresholds be used as a generally applicable measure of a project's significant air quality impacts. Lead agencies will need to determine appropriate air quality thresholds of significance based on substantial evidence in the record. Although lead agencies may rely on the Air District's updated CEQA Guidelines (updated May 2012) for assistance in calculating air pollution emissions, obtaining information regarding the health impacts of air pollutants, and identifying potential mitigation measures, the Air District has been ordered to set aside the Thresholds and is no longer recommending that these Thresholds be used as a general measure of project's significant air quality impacts. Lead agencies may continue to rely on the Air District's 1999 Thresholds of Significance and they may continue to make determinations regarding the significance of an individual project's air quality impacts based on the substantial evidence in the record for that project.

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 Air District's 1999 CEQA Guidelines (p.24) states that projects that do not exceed a threshold of 2,000 vehicle trips per day will not impact air quality and do not require further study. The Traffic Impact Report prepared by Abrams Associates, dated November 7, 2016, for the project calculates the proposed conditions for a typical weekday at approximately 111 total daily trips and 40 PM peak hour trips. Proposed conditions for a typical Saturday are calculated at 105 total trips and 52 PM peak hour trips.

Vehicle trips generated are significantly below BAAQMD's recommended threshold of 2,000 vehicle trips/day for purposes of performing a detailed air quality analysis. Given the relatively small number of vehicle trips generated by this project, compared to the size of the air basin, project related vehicle trips would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. There are no projected or existing air quality violations in this area to which this project would contribute, nor would it result in any violations of any applicable air quality standards. 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. Site grading quantities are estimated at approximately up to 1,160 cubic yards to be disposed of on-site, spread over existing vineyard roads, or hauled off-site to a location pre-approved by Napa County. Based on an average commercial dump truck carrying approximately 10 to 14 cubic yards of dirt, the total of 1,160 cubic yards of spoils would result in approximately 83 to 116 trips over the construction period if all the project spoils were disposed off-site. However, these potential construction impacts would be temporary in nature and subject to standard conditions of approval from the Engineering and Conservation Division as part of the grading permit or building permit review process.

The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project

approval, construction-related impacts will not expose sensitive receptors to substantial pollutant concentrations and are considered less than significant:

During all construction activities the permittee shall comply with the Bay Area Air Quality Management District Basic Best Management Practices, as provided in Table 8, May 2011 Updated CEQA Guidelines.

- a. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The Air District's phone number shall also be visible.*
- b. *All exposed surfaces (e.g. parking areas, staging areas, soil piles, grading areas, and unpaved access (road) shall be watered two times per day.*
- c. *All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
- d. *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.*
- e. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
- f. *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.*
- g. *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.*
- h. *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.*

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 when average wind speeds exceed 20 miles per hour.

- 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 nearest offsite residence is located across Silverado Trail, approximately 750 feet to the east of the existing winery building. The project will not create pollutant concentrations or objectionable odors affecting a substantial number of people. The impact would be less than significant.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. According to the Napa County Environmental Resource Maps (based on the following layers – Natural Diversity Database (CNDDDB) and US Fish and Wildlife Critical Habitat) 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 there are none identified in the project area. The project site is developed with a winery, residence and vineyards and has little to no natural habitat where the project improvements are proposed. The proposed improvements will not require the removal of any native vegetation and will generally occur in areas previously disturbed and developed. As noted in the Agricultural and Forest Resources section above, the hillside area of the project site contains mixed Oak woodlands. However, no development is proposed within this area. The potential for this project to have a significant impact on special status species is less than significant.
- c/d. According to the Napa County Environmental Resource Maps (based on the following layers – wetlands & vernal pools) there are no wetlands on or near the property that would be affected by this project. The 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. As mentioned above, the proposed winery expansion area is developed and exhibits little quality habitat.
- e/f. This project would not interfere with any ordinances protecting biological resources. 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. The project does not conflict with any County ordinance or requirement to preserve existing trees, and therefore is considered as not having potential for a significant impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input 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 dedicated 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 – Cultural Resources: Arch sensitive areas, Arch sites, Arch surveys, Historical sites, & Historic sites – lines) no historical or paleontological resources, sites or unique geological features, or archaeological resources have been identified on the property. The proposed winery expansion area is located within areas of

the site that have previously been disturbed by the construction of the existing winery, tank pad, driveway and vineyards. Therefore it is unlikely that cultural resources would be present at the proposed site. Invitation for tribal consultation was completed pursuant to AB 52 and one response was received from the Yocha Dehe Wintun Nation Pursuant to Public Resources dated August 21, 2016, indicating that the project site is located within the aboriginal territories Yocha Dehe Wintun Nation. The letter indicates that while the Yocha Dehe Wintun Nation is not aware of any known cultural resources, they would like to be notified should any resources be found.

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 would be retained to investigate the site and a tribal representative would be contacted as applicable in accordance with the following standard condition of approval:

"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 PBES 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 shall be contacted by the permittee 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."

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

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"/>

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

Discussion:

Existing development on the site includes a winery, main residence, farmworker dwelling with a detached garage, water storage tanks, and approximately 17.6 acres of vineyards. The property is relatively flat along the southwestern portion of the property which is planted in vines, ranging from approximately 105 feet above mean sea level (msl) to approximately 125 feet above msl at the area of the existing winery and farmworker dwelling (0-5% slope). The property then steadily rises in elevation to a peak of approximately 300 feet above msl at the northwestern portion of the property where the main residence sits (15-30% or greater slopes).

- 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 facility 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. According to the Napa County Environmental Resource Maps (based on the following layer – Liquefaction) the winery expansion area is in an area generally subject to a “very low” to “low” tendency to liquefy. All proposed improvements to the existing winery and new construction will be required to comply with all the latest building standards and codes at the time of construction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in result in less than significant impacts.
 - iv.) According to the Napa County Environmental Resource Maps (based on the following layer – Landslides line, polygon, and geology layers) there are no landslide deposits on the property.
- b. The proposed winery hospitality building would be attached to the existing winery building, which would result in minimal grading for the winery building, with average slopes of 2-5%. The winery production building is proposed in an area with slopes of approximately 20%. Site grading quantities are estimated at approximately 1,160 cubic yards (net cut) to be disposed of on-site or hauled off-site to a location pre-approved by Napa County. The proposed project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance, which addresses sediment and erosion control measures and dust control, as applicable. Potential impacts would be less than significant.
- c/d. According to the Napa County Environmental Resource Maps (based on the following layers – Surficial Deposits, Geology), the majority of the property (vineyard areas and winery expansion areas) is underlain by undifferentiated Late Pleistocene-Holocene fan deposits. The remainder of the property is underlain by Pre-Quaternary deposits and bedrock encompassing the knoll, main residence and some vineyards and Holocene alluvium underlying the northeast portion of the property, including the farmworker dwelling and a small area of vines. Based on the Napa County Environmental Sensitivity Maps (layer – liquefaction) the property includes areas generally subject to a “low”, “very low” and “high” tendency to liquefy, corresponding to the respective underlying surficial deposits identified above.

The property is made up of a combination of soils including clear lake clay drained, bale clay loam (2 to 5% slopes), bale clay loam (0 to 2% slopes), perkins gravelly loam (5 to 9% slopes), bressa-dibble complex (15 to 30% slopes), and bressa-dibble complex (50 to 75% slopes). The soils within the area of the existing winery building and proposed production building and caves are bale clay loam (2 to 5% slopes) and bressa-dibble complex (15 to 30% slopes), respectively. All proposed construction will be required to comply with all the latest building standards and codes at the time of construction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in less than significant impacts.
- e. The Napa County Division of Environmental Health has reviewed this application and recommends approval based on the submitted wastewater feasibility report and septic improvement plans. Soils on the property have been determined to be adequate to support the proposed septic improvements including the winery’s process waste as well as the proposed number of visitors to the winery.

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:

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012 a Draft CAP² (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the proposed CAP. In addition to reducing Napa County's GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for development of a local offset program. While the BOS acknowledged the plan's objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for establishment of a cost-effective local offset program. The Board also requested that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016 the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: *2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016*³. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or <http://www.countyofnapa.org/CAP/>.

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 (Table 3-1 – Criteria Air Pollutants and Precursors & GHG Screening Level Sizes) 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.)

² County of Napa, March 2012, Napa County Draft Climate Action Plan, Prepared by ICF International. Sacramento, CA

³ Supersedes February 2, 2016, version.

For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing' winery operations have been discussed. GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide, methane, ozone, and the fluorocarbons, that contribute to climate change (a widely accepted theory/science explain human effects on the atmosphere). Carbon Dioxide (CO₂) gas, the principal greenhouse gas (GHG) being emitted by human activities, and whose concentration in the atmosphere is most affected by human activity, also serves as the reference gas to compare other greenhouse gases. Agricultural sources of carbon emissions include forest clearing, land-use changes, biomass burning, and farm equipment and management activity emissions (http://www.climatechange.ca.gov/glossary/letter_c.html). Equivalent Carbon Dioxide (CO₂e) is the most commonly reported type of GHG emission and a way to get one number that approximates total emissions from all the different gasses that contribute to GHG (BAAMD CEQA Air Quality Guidelines, May 2012). In this case, carbon dioxide (CO₂) is used as the reference atom/compound to obtain atmospheric carbon CO₂ effects of GHG. Carbon stocks are converted to carbon dioxide equivalents (CO₂e) by multiplying the carbon total by 44/12 (or 3.67), which is the ratio of the atomic mass of a carbon dioxide molecule to the atomic mass of a carbon atom (<http://www.nciasi2.org/COLE/index.html>).

One time "Construction Emissions" associated with the winery development project includes: i) the carbon stocks that are lost (or released) when existing vegetation is removed and soil is ripped in preparation for the new winery structure and associated infrastructure; and ii) emissions associated with the energy used to develop and prepare the project area and construct the winery, including construction equipment and worker vehicle trips (hereinafter referred to as Equipment Emissions). These emissions also include underground carbon stocks (or Soil carbon) associated with the existing vegetation that is proposed to be removed.

In addition to the one time Construction Emissions, "Operational Emissions" of the winery are also considered and include: i) any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project compared to a "no project" scenario (hereinafter referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the winery, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions). Operational Emissions from the proposed winery would be the primary source of emissions over the long-term when compared to one time construction emissions.

The proposed project has been evaluated against the BAAQMD thresholds Table 3-1 (Operational GHG Screening Level Sizes). 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. Given the total project size of approximately 26,118 square feet, comprised of the approximately 3,510 square foot hospitality building, 2,619 square foot production building, 1,245 square foot administrative/office building and 18,644 square feet of caves, compared to the BAAQMD's GHG screening criteria of 121,000 square feet for general industrial and 9,000 square feet for high quality restaurant, the project was determined not to exceed the 1,100 MT of CO₂e/year GHG threshold of significance established by the District, and further analysis (and quantification) of GHG emissions is not warranted.

Furthermore, the applicant has indicated that the project will incorporate the following voluntary best management practices: generation of on-site renewable energy; vehicle miles traveled reduction plan including priority parking for carpools, hybrids, etc., employee housing; building to CALGREEN Tier 1 standards; energy conserving lighting; installation of an energy star roof/living roof/cool roof; bicycle incentives; installation of water efficient fixtures; low impact development; water efficient landscaping; recycle 75% of all waste; compost 75% of food and garden material; electric vehicle charging station; optimize natural heating and cooling through site design and building orientation; and design the buildings to LEED standards. Additional items are included in the Voluntary Best Management Practices Checklist for Development Projects form included with the Use Permit Application.

Greenhouse Gas Emission reductions from local programs and project level actions, such as application of the Cal Green Building Code, vehicle fuel efficiency standards, and the project-specific on-site programs identified above would combine to further reduce emissions below BAAQMD thresholds.

As indicated above the County is currently preparing a CAP and as the part of the first phase of development and preparation of the CAP has released Final Technical Memorandum #1 (2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016). Table 1 of the Technical Memorandum indicates that 2% of the County's GHG emissions in 2014 were a result of land use change.

The increase in emissions anticipated as a result of the project would be minor and the project is in compliance with the County's efforts to reduce emissions as described above. Accordingly, the project's impacts would be less than significant.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a/b. 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 the 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. There are no foreseeable reasons the project would result in the release of hazardous materials into the environment. Given the quantities of hazardous materials and the limited duration, they will result in a less-than-significant impact.
- c. There are no schools located within one-quarter mile from the proposed project site. No impacts would occur.
- d. According to the Napa County Environmental Resource Maps (based on the layer – Hazardous facilities (cortese list)) the project site is not on any known list of hazardous materials sites. No impacts would occur.
- e. The project site is not located within two miles of any public airport. No impacts would occur.
- f. The project site is not located within the vicinity of any private airports. No impacts would occur.
- g. The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan. No impacts would occur.

h. According to the Napa County Environmental Resource Maps (based on the layer – Fire hazard severity zones) the project site is located within a moderate fire hazard severity area. There is existing development on the property and in the surrounding area. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. Impacts would be less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

On January 14, 2014, Governor Jerry Brown declared a drought emergency in the state of California. That declaration was followed up on April 1, 2015, when the Governor directed the State Water Resources Control Board to implement mandatory water reductions in cities and town across California to reduce water usage by 25 percent. These water restrictions do not apply to agricultural users. At this time the County of Napa has not adopted or implemented any additional 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 understanding of groundwater resources in the County, the Napa County Groundwater Monitoring Plan recommended 18 Areas of Interest for additional groundwater level and water quality monitoring. Through the well owner and public outreach efforts of the GRAC approximately 40 new wells have been added to the monitoring program within these areas. Groundwater Sustainability Objectives were recommended by the GRAC and adopted by the Board of Supervisors. The recommendations included the goal of developing sustainability objectives, provided a definition, explained the shared responsibility for Groundwater Sustainability and the important role monitoring as a means to achieving groundwater sustainability.

In 2009 Napa County began a comprehensive study of its groundwater resources to meet identified action items in the County's 2008 General Plan update. The study, by Luhdorff and Scalmanini Consulting Engineers (LSCE), emphasized developing a sound understanding of groundwater conditions and implementing an expanded groundwater monitoring and data management program as a foundation for integrated water resources planning and dissemination of water resources information. The 2011 baseline study by LSCE, which included over 600 wells and data going back over 50 years, concluded that "the groundwater levels in Napa County are stable, except for portions of the MST district". Most wells elsewhere within the Napa Valley Floor with a sufficient record indicate that groundwater levels are more affected by climatic conditions, are within historical levels, and seem to recover from dry periods during subsequent wet or normal periods. The LSCE Study also concluded that, on a regional scale, there appear to be no current groundwater quality issues except north of Calistoga (mostly naturally occurring boron and trace metals) and in the Carneros region (mostly salinity).

Minimum thresholds for water use have been established by the Napa County Department of Public Works, using reports by the United States Geological Survey (USGS) and the studies prepared by LSCE. These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold is assumed not to have a significant effect on groundwater levels.

Approximately 16 acres of the subject property is located on the valley floor. The remaining 12.7 acres comprises the knoll or hillside that rises up from the valley floor in the northwest portion of the property. A Tier I Water Availability Analysis (WAA), dated June 13, 2015 (revised), was prepared by Summit Engineering, Inc., to determine the estimated water use of the existing development, the proposed project and water availability. There are six existing wells on the project site. One well will be destroyed, four wells are located on the valley floor and the other well is located near the base of the knoll. Two of the wells located on the valley floor will serve the winery, farmworker dwelling and main residence. The other three wells will be used for irrigation. Since the groundwater extraction for the winery and residences would be from two wells located on the Valley Floor area, the Valley Floor screening criteria of one acre-foot of water per acre of land will be used for the 16 acres of the property located on the valley floor; generating a water use availability of 16 acre-feet per year. The WAA considered the entire property in the analysis; however, in order to be conservative staff excluded water availability of the remaining 12.7 acres of the hillside.

- a. The proposed project is not expected to violate any water quality standards or waste discharge requirements. Summit Engineering, Inc. prepared a wastewater disposal feasibility study, dated June 13, 2016 (revised), to demonstrate the feasibility of installing onsite wastewater treatment systems. The study concludes that the proposed winery sanitary and process wastewater disposal needs can be accommodated onsite. The Napa County Environmental Health Division has reviewed the report and concurred with their conclusion. Full design calculations and construction plans will be prepared in accordance with Napa County standards at the time of building permit application submittal. No information has been encountered that would indicate a substantial impact to water quality. Any earth disturbing activities will be subject to the County's Stormwater Ordinance which complies with State requirements, would include measures to prevent erosion, sediment, and waste materials from entering waterways both during and after any construction activities. By following the above mentioned measures the project does not have the potential to significantly impact water quality and discharge standards. Potential impacts would be less than significant.
- b. A Water Availability Analysis (WAA) was prepared for the project by Summit Engineering, Inc., dated June 13, 2015 (revised), which details existing and proposed ground water use rates. The analysis is attached and incorporated into the Initial Study/Negative Declaration. Staff has also included water use calculations based on the originally entitled small winery exemption for comparison to what is purported to have been existing employee and visitation levels (which have been discontinued pending the outcome of the subject use permit application.) As noted above, the approved winery included an annual production capacity of 20,000 gallons, one part-time employee and no tours and tastings. Other uses on the property included a main residence, a farmworker dwelling and vineyards. The "existing" winery, according to the WAA only differs as to employees and tours and tastings visitors, 10 and 54, respectively. The analysis indicates that the

originally approved winery with all other existing uses on the site would have a typical annual water demand of 2.59 acre feet per year (af/yr). Winery related water use under the originally approved use permit would account for .37 af/yr of the overall water use; vineyards account for 0.86 af/yr; the main dwelling and farmworker dwelling 1.25 af/yr; and, winery landscaping accounts for 0.09 af/yr. Current water use, accounting for visitation occurring beyond the scope of the use permit and more employees, raise overall winery water use to 2.84 af/yr. Existing or current water use compared to the original use permit entitlement represents an increase of 0.25 af/yr., or roughly 81,000 gallons annually. The proposed project which includes increases to production and visitation would result in an annual water demand of 3.49 af/yr. To be conservative, vineyard irrigation continues to be calculated with a water demand 0.86 af/yr although one acre of vines will be removed to facilitate construction of the project and does not take into account that recycled wastewater may be used for irrigation. In addition, the vineyards are dry farmed with irrigation generally occurring between June and October. No water is used for frost protection. According to the analysis, the winery would create an increase in annual water demand, from between 2.59 to 2.84 af/yr to 3.49 af/yr, totaling an approximate increase of 0.9 to 0.65 af/yr.

Use	Existing Property Water Demand		
	Approved Acre feet per Year	Existing Acre feet per Year	Proposed Acre feet per Year
Residential*	1.25	1.25	1.25
Vineyard	0.86	0.86	0.86
Winery process	0.37	0.37	0.74
Winery employees	0.02	0.17	0.17
Winery visitation	-	0.10	0.33
Winery marketing	-	-	0.05
Winery landscaping	0.09	0.09	0.09
Total	2.59	2.84	3.49
*includes main residence and farmworker dwelling.			

Since the proposed water use of 3.49 af/yr is less than the calculated availability of 16 af/yr of the portion of the property located on the valley floor, the project complies with the Napa County Water Availability Analysis requirements. A Tier 2 and Tier 3 analysis are not required.

Consistent with current County practices, the project would be subject to the standard condition of approval limiting water use to the levels requested and analyzed with the use permit application (and accompanying CEQA document), and requiring well monitoring with the potential to modify or alter permitted used on site should groundwater resources become insufficient to supply the use.

In response to regional drought and the general statewide need to protect groundwater resources, the Governor enacted new legislation requiring local governments to monitor and management groundwater resources. Napa County's prior work on the Napa Valley Groundwater Management Plan provides a strong foundation for Napa County to comply with this State mandated monitoring and management objective. As a direct result, the project site is now subject to this new legislation requiring local agencies to monitor groundwater use. Assembly Bill - AB 1739 by Assembly member Roger Dickinson (D-Sacramento) and Senate Bills 1168 and 1319 by Senator Fran Pavley (D-Agoura Hills) establish a framework for sustainable, local groundwater management for the first time in California history. The legislation requires local agencies to tailor sustainable groundwater plans to their regional economic and environmental needs. The legislation prioritizes groundwater basin management Statewide, which includes the Napa Valley/Napa River Drainage Basin, and sets a timeline for implementation of the following:

- By 2017, local groundwater management agencies must be identified;
- By 2020, overdrafted groundwater basins must have sustainability plans;
- By 2022, other high and medium priority basins not currently in overdraft must have sustainability plans; and
- By 2040, all high and medium priority groundwater basins must achieve sustainability.

The State has classified the Napa River Drainage Basin as a medium priority resource. Additionally, the legislation provides measurable objectives and milestones to reach sustainability and a State role of limited intervention when local agencies are unable or unwilling to adopt sustainable management plans. Napa County supports this legislation and has begun the process of developing a local groundwater management agency which is anticipated to be in place and functioning within the timeline prescribed by the State.

The proposed project would not result in a substantial increase the demand of ground water supplies or interfere with groundwater recharge or lowering of the local groundwater level. According to Napa County environmental resource mapping (*Water Deficient*

Areas/Storage Areas), the project site is not located within a water deficient area and the County is not aware of, nor has it received any reports of groundwater deficiencies in the area. Potential impacts from the project would be less than significant.

- c-e. The project proposal will not substantially alter any drainage patterns on site or cause an increase in erosion on or off site. The proposed winery hospitality building would be attached to the existing winery building, which would result in minimal grading for the winery building, with average slopes of 2-5%. All earth disturbing activities will be subject to the County's Stormwater Ordinance which would include measures to prevent erosion, sediment, and waste materials from entering waterways both during and after any construction activities. Given the County's Best Management Practices, which comply with RWQCB requirements, the project does not have the potential to significantly impact water quality and discharge standards. See the Stormwater Control Plan prepared for the Project by Summit Engineering, Inc., dated June 13, 2016 (revised) for BMP's. Potential impacts would be less than significant.
- f. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. As discussed above, the Division of Environmental Health has reviewed the application and determined that the proposed sanitary wastewater systems are adequate to serve the facility's septic needs. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. Impacts would be less than significant.
- g-i. According to the Napa County Environmental Resource Maps (based on the following layer – Flood Zones, Dam Levee Inundation) no portion of the project site is within a FEMA-designated 100 year flood plain or dam inundation area. The winery development would not impede or redirect flood flows or expose structures or people to flooding. Potential impacts from the project would be less than significant.
- j. In coming years, higher global temperatures are expected to raise sea level by expanding ocean water, melting mountain glaciers and small ice caps, and causing portions of Greenland and the Antarctic ice sheets to melt. The Intergovernmental panel on Climate change estimates that the global average sea level will rise between 0.6 and 2 feet over the next century (IPCC, 2007).

The lowest portion of the property is situated at approximately 110 feet above mean sea level. There is no known history of landslides or mud flow on the property. The project will not subject people or structures to a significant risk of inundation by tsunamis, seiche, 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. The proposed winery is located in an area dominated by agricultural, rural residences, and wineries. The project is in support of the ongoing agricultural use in the area. This project will not divide an established community. No impacts would occur.
- b/c. The project site is zoned Agricultural Preserve (AP), which allows wineries upon grant of a use permit. 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. The proposed project is compliant with the use limitations of the Napa County Zoning Ordinance.

The property's General Plan land use designation is AR (Agricultural Resource), which allows "agriculture, processing of agricultural products, and single-family dwellings." Agricultural Preservation and Land Use Goal 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." More specifically, General Plan Agricultural Preservation and Land Use Policy AG/LU-2 recognize 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. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property. No impacts would occur.

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. No impact would occur.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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 project construction. 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. The nearest offsite residence is located on the hillside, approximately 750 feet to the east of the existing winery building, across Silverado Trail. Given the proximity to the residential neighbors, 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 7 AM to 7 PM 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. The standard noise condition of approval applied to use permits is as follows:

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

The proposed construction and grading should not result in the generation of excessive groundborne vibrations or ground born noise levels greater than those created by general farm plowing activities. The proposed project will not result in long-term significant construction noise impacts.

c/d. Community noise is commonly described in terms of the “ambient” noise level which is defined as the all-encompassing noise level associated with a given noise environment. The Napa County General Plan EIR indicates the average, or equivalent, sound level (L_{eq}) for winery activities is 51dBA in the morning and 41dBA in the afternoon. Audibility of a new noise source and/or increase in noise levels within recognized acceptable limits are not usually considered to be significant noise impacts, but these concerns should be addressed and considered in the planning and environmental review processes.

The area surrounding the subject property primarily features properties containing vineyards, rural residences, and wineries. Wineries are the predominant non-residential land uses within the County. There will be a change in the ambient noise level due to the expansion of the existing winery, although the winery has conducted tours and tastings in the past both indoors and outside the winery building an cave. Noise from winery operations is generally limited and intermittent, meaning the sound level can vary during the day and over the course of the year, depending on the activities at the winery. The primary noise-generating activities are equipment associated with wineries including refrigeration equipment, bottling equipment, barrel washing, de-stemmers and press activities occurring during the harvest crush season, delivery trucks, and other vehicles. The standard noise use permit condition (stated above) requires that any exterior winery equipment be enclosed or muffled and maintained so as not to create a noise disturbance.

The proposed winery will utilize a mobile bottling truck which will result in a temporary increase in the ambient noise levels during short term bottling activities. The mobile bottling activities would be located within the winery production building reducing potential noise impacts. Recent noise studies of mobile bottling activities identified noise measured 50 feet from the bottling activity itself to be 65 dBA. (“Environmental Noise Impact Report For: Bell Wine Cellars Use Permit Modification, RGD Acoustics, November 16, 2015). The noise study further states that such point source sound levels are reduced with distance in accordance with the “inverse square law”, which yields a six (6) dB sound reduction for each doubling of the distance from the source. The measurement of 65 dBA at 50 feet would

measure approximately 24 decibels lower at a distance 70 feet away (\pm 41 dba). This is in conformance with the acceptable limits identified in the General Plan EIR.

The application requests outdoor consumption of wines produced on-site, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 and the PBES Director's July 17, 2008 memo, "Assembly Bill 2004 (Evans) and the Sale of Wine for Consumption On-Premises," to occur within the tasting rooms and the outdoor courtyard area which is located west of the existing winery building and the proposed addition, placing it another 80 feet further away from the nearest residence. The use of said outdoor area is limited to the maximum daily visitation of 100 visitors during visitation hours (10:00 AM to 4:00 PM), and given the location of the outdoor courtyard and the distance to the closest receptor, the generation of significant levels of noise would not be expected.

Marketing events may include up to two events per month for 30 guests, four events per year with 100 guests and six events per year with 50 guests. Events make take place in the winery building or on the outdoor hospitality area. The outdoor area is approximately 830 feet from the closest residence. Events would conclude by 10 PM and be subject to the standard noise condition. No amplified music is allowed. Given the small size of events, the limited time duration, and the distance to the closest receptor, the generation of significant levels of noise would not be expected.

The existing winery building and addition between the winery development and the closest residence will serve as an acoustical buffer, further dissipating the sound between the winery activities and the closest residence. Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff would further ensure that winery activities do not create a significant noise impact. The proposed project would not result in long-term significant permanent noise impacts. Potential impacts would be less than significant.

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. No impacts would occur.

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. The Association of Bay Area Governments' *Projections 2003* figures indicate that the total population of Napa County is projected to increase some 23 percent 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 percent. The project proposes up to 10 full-time employees. 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. The existing main residence and farmworker dwelling unit onsite will not be impacted by the proposed winery expansion. This project 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. Therefore, no impacts would occur.

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 Marshal 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:				
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. No impact would occur.

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 type="checkbox"/>	<input checked="" 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 project site is located at 6236 Silverado Trail, approximately ¼-mile south of the Yountville Cross Road/Silverado Trail intersection. A Traffic Analysis, dated November 7, 2016, was prepared by Abrams Associates Traffic Engineering, Inc., to analyze existing, proposed, and cumulative traffic conditions and provides the basis for this analysis.

The project would increase the production capacity of an existing winery from 20,000 gallons to 40,000 gallons per year. In addition to the existing winery, development on-site includes a main residence, farmworker dwelling and vineyards. The proposal includes constructing a new 2,619 sq. ft. production building, converting the existing 1,345 sq. ft. winery building to an administrative building and constructing a 3,510 sq. ft. addition for hospitality use; constructing an 11,031 sq. ft. addition to the existing 7,613 sq. ft. cave area; up to 10 full-time employees, 16 parking spaces, establishing tours and tastings by prior appointment for a maximum of 100 people a day and a Marketing Plan to allow two events per month for up to 30 persons, four events per year for up to 100 persons, and six events per year for up to 50 persons. Marketing activities would occur outside the weekday and Saturday peak traffic periods (7-10 AM and 4-6 PM). The property is currently accessed from two private driveways that only serve the property. A new driveway is proposed on an adjoining 2.0 acre parcel south of the winery under the same ownership. The existing driveway located south of the existing winery building and farmworker dwelling will be used for only right-in, right-out access. The existing driveway located north of the existing winery and farmworker dwelling will primarily provide access to the farmworker dwelling and main residence.

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 traffic study analyzed the potential impacts of the project on four intersections in the vicinity: Silverado Trail/Yountville Cross Road; Silverado Trail/Secondary winery service & Farmworker housing driveway (northerly most driveway); Silverado Trail/Existing winery driveway; and, Silverado Trail/Proposed new winery driveway (on the adjoining property to the south, currently serving a residence under the same ownership as the winery). There is an existing two-way left turn lane on Silverado Trail at the proposed project entrance on the adjoining property. Silverado Trail is a major north-south roadway and is improved with two 12-foot wide travel lanes, and eight foot wide shoulders that are signed and striped as Class II bicycle lanes. The primary basis of the analysis is the peak hour level of service for the key intersections. The period identified as the "peak" hour is generally between 4:15 PM and 5:15 PM on weekdays and 3:45 PM to 4:45 PM on weekends. The weekday traffic counts were conducted from 4:00 PM to 6:00 PM and weekend traffic counts were conducted from 2:00 PM to 5:00 PM on Saturday. The peak hour used in the analysis was the highest one-hour volumes recorded during these count periods (traffic analysis, page 2).

The proposed project is expected to generate approximately 111 daily trips on a typical weekday and 105 daily trips on a Saturday. Trips during the PM peak hour would be 40 on a weekday and 52 on a Saturday. The traffic study evaluated the four intersections under existing conditions, year 2021 conditions, and cumulative conditions (year 2030) during the PM peak hour, both with and without the project.

Three of the four study intersections operate at acceptable levels (LOS D or better) during the weekday PM peak hour under existing conditions, year 2021 conditions, and cumulative conditions (year 2030) both with and without the project. All four of the study intersections currently operate at acceptable LOS during the weekend PM peak hour. The Silverado Trail/Yountville Cross Road intersection operates at an unacceptable level of service (LOS) "E" during the weekday PM peak hour and year 2021 conditions, both with and without the project. The Silverado Trail/Yountville Cross Road intersection also operates at an unacceptable level of service (LOS) "E" during the Saturday PM peak hour under 2021 conditions, both with and without the project. Under cumulative conditions, the Silverado Trail/Yountville Cross Road is projected to operate at LOS F, both with and without the project. None of the four intersections would have traffic volumes increased such that traffic signals would be required.

At unsignalized intersections where all legs have stop signs (all-way or four-way stop controlled), a project would cause a significant impact requiring mitigation if an all-way stop controlled intersection operates at unacceptable LOS without the project and the project contributes one percent or more of the total traffic entering the intersection from all directions. The Silverado Trail/Yountville Cross Road intersection is a side-street stop-controlled intersection so the one percent increase is not applicable. A project would cause a significant impact requiring mitigation on a side-street approach for side-street stop-controlled intersections, as is the case here, which operates at unacceptable LOS without the project and the project contributes ten percent or more of the total traffic entering the intersection(s) from the side streets. According to the traffic study the project would account for approximately 2% of the total traffic entering the intersection from the side street, which is less than the ten percent threshold and therefore would not cause a significant impact and no mitigation is required.

c. No air traffic is proposed and there are no new structures proposed for this project that would interfere with or require alteration of air traffic patterns. No impact would occur.

d-e. The winery is currently accessed via a driveway off of Silverado Trail. A secondary driveway, to the north of the winery entrance provides access to the service areas of the winery, main residence and farmworker dwelling. A new driveway designed to meet county requirements is proposed on the adjoining property to the south in order to utilize an existing two-way left turn lane. The project will not result in any increased hazards or in inadequate emergency access. The Fire Department, Engineering Services Division and Public Works have reviewed the application and recommend approval, as conditioned.

- f. The project is proposing a total of 16 parking spaces. Staff believes this number of parking spaces is commensurate with the proposed number of employees and visitation. Additional unmarked parking spaces are provided near the existing driveway for marketing events. The applicant has sufficient space to accommodate additional parking throughout the remainder of the property or will provide a shuttle service from nearby legally established parking areas. No parking will be permitted within the right-of-way of Silverado Trail. The proposed parking will meet the anticipated parking demand and will avoid providing excess parking, and will therefore have no impact.
- g. There is no aspect of this proposed project that would conflict with any adopted policies, plans, or programs supporting alternative transportation. The applicant has indicated that the project will incorporate a vehicle miles traveled reduction plan including priority parking for carpools, hybrids, etc., and bicycle incentives as part of their voluntary best management practices.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-b. According to the Napa County Environmental Resource Maps (based on the following layers – Cultural Resources: Historical sites, Historical Sites – Lines, Arch sensitive areas, Arch sites, Arch surveys) no archaeological or tribal resources have been identified on the property. Invitation for tribal consultation was completed pursuant to AB 52 and one response was received from the Yocha Dehe Wintun Nation dated August 21, 2016, indicating that the project site is located within the aboriginal territories of the Yocha Dehe Wintun Nation. The letter indicates that while the Yocha Dehe Wintun Nation is not aware of any known cultural resources, they would like to be notified should any resources be found. If any resources are found during earth disturbing activities, construction of the project would be required to cease and the appropriate individuals contacted in accordance with standard conditions of approval, as noted above in **Section V. Cultural Resources**.

Mitigation Measures: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. 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-b. Wastewater disposal would be accommodated on-site in compliance with State and County regulations. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board and will not result in a significant impact. 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 existing on-site wells. Potential impacts would be less than significant.
- c. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which would cause a significant impact to the environment. The preliminary grading and drainage plan and storm water control plan have been reviewed by the Engineering Division. As conditioned, impacts would be less than significant.
- d. As discussed in the Hydrology and Water Quality section, according to the water analysis, the proposed water use (inclusive of the residential use, landscaping, vineyard irrigation, and winery uses) is approximately 3.49 acre feet per year. Utilizing the Valley Floor screening criteria of 1 acre-foot of water per acre of land, the 16 acres the project site located on the valley floor would have a water use availability of 16 acre-feet per year. Since the proposed water use of 3.49 acre-feet per year is less than the calculated availability of 16 acre-feet per year, the project would not require new or expanded entitlements and the project will have a less than significant impact on groundwater supply and recharge rates.
- e. Wastewater will be treated on-site and will not require a wastewater treatment provider. As such, impacts would be less than significant.
- f. According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is disposed have more than sufficient capacity related to the current waste generation. Therefore, impacts would be less than significant.
- g. The project would comply with federal, state, and local statutes and regulations related to solid waste. Impacts would be less than significant.

Mitigation Measures: None required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIX. MANDATORY FINDINGS OF SIGNIFICANCE

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

a. As discussed in Section IV above, all potential biological related impacts would be less than significant. As identified in Section V above, a no known historically sensitive sites or structures, archaeological or paleontological resources, sites of unique geological features have been identified within the project site. No historic or prehistoric resources are anticipated to be affected by the proposed project nor will the proposed project eliminate important examples of the major periods of California history or prehistory. In the event archaeological artifacts are found, a standard condition of approval would be incorporated into the project. Impacts would be less than significant.

b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential air quality, greenhouse gas emissions, and traffic impacts are discussed in the respective sections above. The analysis determined that all potential impacts were less than significant and would not contribute significantly to cumulative impacts.

The potential impact from an increase in air pollution and greenhouse gases are being addressed as discussed in the project's Greenhouse Gas Voluntary Best Management Practices including but not limited to generation of on-site renewable energy; vehicle miles traveled reduction plan including priority parking for carpools, hybrids, etc., employee housing; building to CALGREEN Tier 1 standards; energy conserving lighting; installation of an energy star roof/living roof/cool roof; bicycle incentives; installation of water efficient fixtures; low impact development; water efficient landscaping; recycle 75% of all waste; compost 75% of food and garden material; electric vehicle charging station; optimize natural heating and cooling through site design and building orientation; and design the buildings to LEED standards. Additional items are included in the Voluntary Best Management Practices Checklist for Development Projects form included with the Use Permit Application.

Traffic generation was calculated from winery operations, where the calculated trips reflect on-site employees, visitation, and wine production. Under the Napa County General Plan, traffic volumes are projected to increase and will be caused by a combination of locally generated traffic as well as general regional growth. The General Plan EIR indicates that much of the forecasted increase in traffic on the arterial roadway network will result from traffic generated outside of the County; however the project will contribute a small amount toward the general overall increase. General Plan Policy CIR-16 states that "The County will seek to maintain an arterial Level of Service D or better on all County roadways, except where the level of Service already exceeds this standard and where increased intersection capacity is not feasible without substantial additional right of way." A Traffic Analysis, dated November 7, 2016, was prepared by Abrams Associates. The study included an analysis of cumulative conditions and concluded that the intersection of Silverado Trail and Yountville will operate at unacceptable levels with or without the project during both peak periods upon the addition of traffic associated with the project as well as other approved and pending projects. However, the additional trips at the at intersection does exceed the County threshold and is therefore not considered a significant impact.

The project does not propose new development that would have a significant impact on the environment or substantially change the existing conditions. With the imposition of standard and project specific conditions of approval, the project does not have impacts that are individually limited, but cumulatively considerable.

- c. All impacts identified in this Initial Study are less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

Mitigation Measures: None Required.