



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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David Morrison
Director

MEMORANDUM

To: Napa County Planning Commission	From: Wytress Balcher, Planner II
Date: August 5, 2020	Re: Rombauer Vineyards Modification #P19-00103-MOD

Upon review of the Rombauer Negative Declaration document, an error was noted on page 27, Section XIX Utilities and Service Systems, which refers to "Section X above", and the numbers underlined were corrected to match the information regarding the existing groundwater use and proposed groundwater use in Section X.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) 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"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a/b. The project would not require the construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

As discussed in **Section X** above, a Water Availability Analysis for the Rombauer Vineyards Winery, 3522 Silverado Trail, Napa County, CA APN: 021-410-025 was prepared by Bartelt Engineering, (March 2019). The report states that project is located in the Agricultural Preserve (AP) zoning district and per the PBES Water Availability Analysis (WAA) - Guidance Document dated May 12, 2015, the water use criteria for a parcel located on the Napa Valley Floor and/or All Other Areas that are not designated as a groundwater deficient area without any well or spring interference must follow Tier 1 requirements.

According to the Tier 1 water analysis, the existing groundwater use is 18.37 acre-feet/year (af/yr). The anticipated total overall water demand for the project site would be 18.77 af/yr representing a 0.4 af/yr increase over the existing water demand of 18.37 af/yr. Therefore, the impacts from the project would be less than significant and no further analysis is needed.

The estimated groundwater demand of 18.77 af/yr, represents a net increase of 0.4 af/yr over the existing condition. The resultant groundwater demand for the parcel will be less than the use permit allocation. The winery, as part of its entitlement would include the County's standard condition of approval noted above requiring well monitoring, as well as, the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use.

In summary, the existing yield would be sufficient to serve all uses on the property. 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. Impacts would be less than significant as there is sufficient water supply available to serve the proposed project.

- c. Wastewater would be treated on-site and would not require a wastewater treatment provider. Impacts would be less than significant.
- d/e. 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. The project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

Mitigation Measures: None required.