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**Initial Study/Mitigated Negative Declaration
SCH # 2025050553
And
Mitigation Monitoring & Reporting Plan**

**COUNTY OF NAPA
PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT
1195 THIRD STREET SUITE 210
NAPA, CA 94559
(707) 253-4417**

**Initial Study Checklist
(form updated January 2019)**

1. **Project Title:** Piazza Del Dotto Winery Major Modification #P18-00143
2. **Property Owner:** Yountville Vineyards, LLC
3. **County Contact Person, Phone Number and email:** Emily Hedge, Planner III; phone (707) 259-8226 or email: emily.hedge@countyofnapa.org.
4. **Project Location and Assessor's Parcel Number (APN):**
The project is located on a 21.7-acre parcel. The parcel is accessed via a private driveway off State Highway 29, approximately 1.3 miles north of the Town of Yountville.
Project address: 7466 Highway 29, Yountville, CA 94559.
Formerly APN 031-120-038 (SFAP) and 031-130-032 (SFAP) - Revised per Lot Line Adjustment LLA 2106 (Recorded December 26, 2024), currently referred to as "LLA 2106 Adjusted Parcel A".
5. **Project sponsor's name and address:** Dave Del Dotto, 1291 Zinfandel Lane, Saint Helena, CA 94574
6. **General Plan description:** Agricultural Resource (AR)
7. **Zoning:** Agricultural Preserve (AP)
8. **Background/Project History:**

October 2010 - The Planning Commission approved the original Ca' Nani Winery Use Permit P09-00185-UP and Variance P09-00492-VAR. This approval entitled a new, 48,000 gallon per year winery with a two-story, 16,243 s.f. winery building with 5,800 s.f. of offices, 1,670 s.f. of tasting/sales area; 2,281 s.f. of barrel storage, total 2,410 s.f. roof deck areas and 15,970 s.f. of cave area with four portals for a winery totaling 56,370 s.f.; conversion of an existing 1,460 s.f., detached garage to a farm equipment storage building and a new 375 s.f. utility building; 13 fulltime and 2 part-time employees; 44 on-site parking spaces; new entrance monument and sign; up to 75 visitors per day (Fri-Sun) and 40 visitors per day (Mon-Thurs) by appointment only; a marketing plan with 27 events per year with a maximum of 24 people (10 as evening events ending at 10:00 PM), two events per year with a maximum 49 people, one event per year with 100 people, and one event per year with 300 people; and a new process wastewater septic system. Approval of a Variance was also granted to reduce the minimum 600-foot winery setback from SR 29/St. Helena Highway to 520 feet.

August 2013 - The Director approved Use Permit Modification No. P13-00054-MOD for the winery to allow phased development of the winery, replacement of a 1,460 s.f. equipment storage building with a 2,311 s.f. tasting room building, and installation of an interim 6,908 s.f. uncovered crush pad.

October 2014 - The Director of Planning, Building and Environmental Services (PBES) approved Use Permit Modification No. P14-00141-MOD for the winery to modify the existing one-story tasting room building to add a 1,680 s.f. second story, relocate the fire tank and fire access road, reconfigure the parking lot, revise the design of the entry gate and structure, replace the existing garden trellis, add a crush pad to the south of the winery pad area, enlarge the mechanical room, and construct a soil nail wall for the winery building.

October 2015 – The Planning Commission approved Use Permit Modification No. P15-00153-MOD for the winery to modify the existing 5,352 s.f. hospitality building, including converting approximately 375 s.f. of existing storage area to a commercial kitchen and tasting bar area, adding approximately 55 s.f. of storage space, adding of a tasting bar near the outdoor patio, and adding on premise consumption.

Building permits for construction of the winery development began processing in 2013. The property is currently developed with a winery hospitality building, a cave, and a concrete outdoor work area in front of the cave. The original use permit approved a building in the center of the cave between the side cave portals. The building was never constructed and would be replaced by the current proposal. The existing,

two-story hospitality building is yellow with white columns and ornamental design. The cave front is approximately 30 feet tall, measured from the ground floor level of the outdoor work area and cave portals. After initial construction the cave front was left as solid rock with stonework around the cave portals. In 2019, columns were added to the cave front and stonework in the shape of a face was constructed around the center of the cave, adding texture and detail. These elements were administratively authorized by the PBES Director, through Planning Division approval of a building permit.

April 2018 – This Major Modification application P18-00143-MOD was submitted. This major modification would revise operational components and permit additional development.

Planning Commission Hearings – The item was heard before the Napa County Planning Commission on April 19, 2023, and July 13, 2023. The Commissioners and members of the public requested additional information and analysis on project components. The hearing continued to a date uncertain. On December 1, 2023, and February 20, 2025, the applicant submitted a revised project description, reducing a number of operational components. The revised project is analyzed in this Initial Study.

Lot Line Adjustments (LLA) – Since the project was heard at the July 2023 Planning Commission hearing, two LLA were recorded, revising the parcel configuration. LLA 2077 was recorded October 12, 2023, and LLA 2106 was recorded December 26, 2024. The parcel configuration evaluated in this document is the result of the most recent LLA and is referred to as “LLA 2106 Adjusted Parcel A”.

CEQA History – On February 21, 2023, staff submitted Negative Declaration (SCH #2023020504) to the State Clearing House website. On March 9, 2023, staff received comments from the California Department of Fish and Wildlife (CDFW). CDFW's comments, on Swainson's hawk surveys and a Lake and Streambed Alteration (LSA) Notification, were incorporated into the project Recommended Conditions of Approval presented at the July 13, 2023, Planning Commission hearing. Due to the revision in the project description resulting from the 2023 hearings, this new Initial Study has been prepared and incorporates the modified project description and CDFW's recommendation for Swainson's hawk surveys as a mitigation measure.

9. **Description of Project:** Approval for a modification of the previous project approvals (Use Permit P09-00185-UP and P09-00492-VAR; P13-00054-MOD; P14-00141; and P15-00153) for an existing 48,000 gallons per year winery to allow the following:

- Increase production from 48,000 gallons per year to 75,000 gallons per year;
- Increase employees from 13 full-time to 17 full-time (no change to part-time employees);
- Increase tours and tastings by appointment from 40 per day Monday–Thursday and 75 per day Friday–Sunday to 120 per day Monday–Thursday and 130 Friday–Sunday;
- Revise the annual marketing plan to a total of 37 events, including 27 events with a maximum of 24 guests, two (2) events with a maximum of 49 guests, one (1) event with a maximum of 100 guests, six (6) events with a maximum of 120 guests, and one (1) event with a maximum of 300 guests;
- Construct a new, approximately 10,500 s.f. winery building consisting of production and hospitality space with a separate 700 s.f. lounge building;
- Increase the existing cave from approximately 16,000 s.f. (approved) to approximately 32,500 s.f., including a commercial kitchen, and permitting tours;
- Construct a new cave portal on the northeastern branch of the cave;
- Increase parking spaces from 49 spaces to 54 spaces;
- On-premise wine consumption in the hospitality areas in the new winery building, on the rooftop of the new building, in the Grotto courtyard, and on the upper patio and courtyard of the existing hospitality building;
- Construct two (2) cabanas on the patio of the existing hospitality building;
- Convert hospitality building storage space to office and allow public access to the second floor balcony;
- Allow amplified music in the outdoor tasting areas; and
- Continue the use of hold and haul with analysis of a process wastewater treatment system to be installed at a later date.

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

The approximately 21.7-acre site is located at 7466 Highway 29 just north of the Town of Yountville. The property is located on the east side of the Mayacamas Mountains ridgeline on the Napa Valley floor. Approximately 15 acres of the site are relatively flat with the remainder of the site gradually sloping up east from the highway at slopes ranging from 15 to 50 percent. Lincoln Creek, located approximately 800 feet north of the northern property line, runs east-west, connecting to the Napa River, which is located about 2,200 feet (0.42 mile) east of the site, on the other side of the steep hills. A stream, as defined by County standards in Napa County Code section 18.108.030, runs north-south through the site. In compliance with the CDFW Streambed Alteration Agreement No. 1600-2012-0012-3, the stream enters a culvert on the northern side of the winery development and daylight through the center of the access driveways between the crush pad and parking, before entering a southern culvert that drains to the south toward the adjacent property. The parcel is currently developed with an approximately 7,000 s.f. winery hospitality building, an approximately 8,500 s.f. cave, uncovered crush pads, parking lot, entry driveway, and 10.65 acres of vineyards.

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

Responsible (R) and Trustee (T) Agencies

California Department of Fish and Wildlife

Other Agencies Contacted

This document will be submitted to the State Clearinghouse for distribution to state agencies with a 30-day review period.

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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resource, procedures regarding confidentiality, etc.

On March 29, 2022, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. Staff received a response from the Yocha Dehe Tribe on April 12, 2022; the Tribe did not request to consult or provide comments.

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 21080.3.2.) 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.

Other sources of information used in the preparation of this Initial Study include site-specific studies conducted by the applicant and filed by the applicant in conjunction with Application No. P18-00143-MOD as listed below, and the environmental background information contained in the permanent file on this project. These documents and information sources are incorporated herein by reference and available for review at the Napa County Department of Planning, Building and Environmental Services located at 1195 Third Street, Suite 210, Napa, CA 94559:

- Use Permit Major Modification Application Packet
- Use Permit Major Modification Plan Set
- Water Availability Analysis, Piazza Del Dotto Winery & Caves, O'Connor Environmental, Inc., dated February 20, 2025
- Onsite Process Wastewater Disposal Feasibility Study, Applied Civil Engineering, dated April 25, 2025
- Onsite Sanitary Wastewater Disposal Feasibility Study, Applied Civil Engineering, dated April 25, 2025
- Background Music Sound Levels analysis, Illingworth & Rodkin, Inc. dated November 22, 2021
- Air Quality and GHG Emissions Assessment, Illingworth & Rodkin, Inc. dated July 11, 2022 – Revised October 6, 2022
- Traffic Impact Study for the Piazza Del Dotto Winery Use Permit Modification, dated April 21, 2020, and Addendum to the Traffic Impact Study, dated September 20, 2024

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.



5/12/25

Signature

Date

Name: Emily Hedge, Planner III
Napa County Planning, Building and Environmental Services Department

I.	AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/c. Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken in. As generally described in the Environmental Setting and Surrounding Land Uses section above, the area is defined by a mix of the winery development, vineyards, rural residential structures, and forested hillsides.

The property is currently developed with a winery hospitality building, a cave, and a concrete outdoor work area in front of the cave. The original use permit approved a building in the center of the cave between the side portals. The building was never constructed and is replaced by the current proposal. The existing, two-story hospitality building is yellow with white columns and ornamental design. The cave front is approximately 30 feet tall, measured from the ground floor level of the outdoor work area and cave portals. After initial construction the cave front was left as solid rock with stone work around the cave portals. In 2019 columns were added to the cave front and in 2022 stonework was constructed around the center of the cave, adding texture and detail. The existing development is visible from the highway, but was not subject to the County's Viewshed provisions. There are three (3) existing water tanks on the hillside. Currently one tank is used for both domestic water and fire protection. The project will utilize one tank dedicated to domestic use and one dedicated to fire protection. The third tank stores water for irrigation on an adjacent property.

Physical changes requested in this modification include a new building in front of the cave, expansion of the cave further into the hillside, installation of an above ground pad and water treatment equipment, and improvements to the existing, secondary access driveway off Yount Mill Road. The proposed winery building would be constructed in front of the cave, turning the area that is currently visible from the highway into an open courtyard, referred to as the Grotto. The primary view from the highway will change from a cave front to the winery building, with some views of the existing cave potentially visible through the central opening of the building. The first floor design includes two building wings, comprised of the north cellar and south cellar, with a walkway area in between, leading the Grotto courtyard. The winery building includes areas for production activities, a lab, offices, and hospitality. Two columns, approximately 30 feet high, outline the opening between the two wings of the building that leads to the courtyard. Building materials include concrete walls with stone finish, marble plaster columns, and wood doors. The colors of the stone were chosen to match the stone removed during the first phase of cave construction and have been found to be within the color palette reviewed by the County Board of Supervisors.

As viewed from the highway, the flat roof line of the first story of the building is approximately 20 feet high with a three-foot railing on top. The second story rooftop area includes open terraces, wood trellises, a garden, and potted trees and plants. The second story also contains a storage room, lounge, restrooms, verandas, and an elevator tower. The lounge and storage buildings are set back approximately 60 feet from the front of the building, behind the garden, trellises, and potted plants. The height of these portions of the building are approximately 10 feet from the roof of the first floor and 33 feet high as measured from the existing ground floor. The roof of these structures would be terracotta tile.

The existing open area in front of the cave would become mostly enclosed by the new building, with the existing cave front at the rear. The approximately 6,000 s.f. Grotto would have an approximately 30-foot high trellis over the top. The trellis would potentially be visible through the open walkway between the building wings.

The proposed water treatment system option would require installation of one new storage tank. This would be placed on the existing developed area near the existing cave or new building.

Highway 29 is a Viewshed designated road. However, the new building maintains the 520' setback from SR 29 as granted in 2010, and is not subject to the County's Viewshed Ordinance provisions.

The new building will be constructed on the existing flat pad in front of the cave with the water treatment equipment next to the cave screened by the existing vegetation and additional landscaping or fence. As noted before, the building is located in approximately the same location as the original winery building. Although the design has changed, the approved height was approximately 34 feet. The project will change the view of the site from Highway 29, however it will not have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of public views of the site and its surroundings. Impacts are expected to be less than significant.

- b. The project does not require removal of trees or rock outcroppings. There are no historic structures on site. Although Highway 29 is a Viewshed designated road it is not a state scenic highway. No impacts would occur.
- d. The project proposes operational changes including increasing the number of by appointment tours and tastings, marketing events, and full-time employment. The expansion of marketing events could result in an increase in the amount of time existing and new sources of light are functioning during evening and nighttime hours, however, this increase would be temporary in nature and would only occur during marketing events. The winery currently has a total of 31 events per year. The project proposes to revise their marketing plan for a total of 37 events per year. On weekdays, marketing events would be held between 6:00 p.m. and 10:00 p.m. with a one hour quiet clean up. On weekends, events would be held between 11:00 a.m. and 1:00 p.m. and 5:00 p.m. and 10:00 p.m. with a one hour quiet clean up.

The proposed building would create new sources of lighting, both exterior lights on the front of the structure, in the Grotto courtyard, on the second story roofline, and interior lighting of the buildings. Permanent outdoor lighting shall be installed, pursuant to standard Napa County conditions of approval for wineries, requiring outdoor lighting to be shielded and directed downwards. No additional lighting is proposed in parking areas. As subject to the standard conditions of approval below, the project would not have a significant impact resulting from new sources of lighting. Impacts are expected to be less than significant.

6.3 LIGHTING – PLAN SUBMITTAL

- a. *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 CBC.*
- b. *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; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. 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.*

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

- a. *All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.*

Mitigation Measures: None are required.

II.	AGRICULTURE AND FOREST RESOURCES. ¹ Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b/e. The 21.7-acre project site includes approximately 10.65 acres of vineyards on the property. The area comprising the existing winery development and the hillside are designated as "Other Land", while vineyards on the western, flat portion of the property are designated as "Prime Farmland" by the Napa County Important Farmland Map of 2016 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency. The proposed winery building is located on the existing developed area, which is designated "Other Land".

The project would not impact any of the parcel's agricultural land. General Plan Agriculture 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. Therefore, the proposed project would not conflict with existing zoning for agricultural uses. The agricultural contract on the property permits a winery as listed under an Agricultural processing facility. There are no other changes included in this proposal that would result in the conversion of Farmland. As a result, the proposed project would not result in the conversion of special status farmland to a non-agricultural use. No impacts would occur.

c/d. According to the Napa County Environmental resource maps (based on the following GIS layer – Vegetation) the project site contains sensitive biotic communities including Oak Woodlands and annual grasslands. The proposed building is within the existing developed area. These improvements are not within areas that would cause a conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, nor would it result in the loss of, or conversion of, forest land to a non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits. No impacts would occur.

Mitigation Measures: None are required.

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.

III.	AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: On June 2, 2010, the Bay Area Air Quality Management District's (BAAQMD) Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. These Thresholds are designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAQMD's website and included in BAAQMD's updated CEQA Guidelines (updated May 2012). The Thresholds are advisory and may be followed by local agencies at their own discretion.

The Thresholds were challenged in court. Following litigation in the trial court, the court of appeal, and the California Supreme Court, all of the Thresholds were upheld. However, in an opinion issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an analysis of the impacts of locating development in areas subject to environmental hazards unless the project would exacerbate existing environmental hazards. The Supreme Court also found that CEQA requires the analysis of exposing people to environmental hazards in specific circumstances, including the location of development near airports, schools near sources of toxic contamination, and certain exemptions for infill and workforce housing. The Supreme Court also held that public agencies remain free to conduct this analysis regardless of whether it is required by CEQA.

In view of the Supreme Court's opinion, local agencies may rely on Thresholds designed to reflect the impact of locating development near areas of toxic air contamination where such an analysis is required by CEQA or where the agency has determined that such an analysis would assist in making a decision about the project. However, the Thresholds are not mandatory and agencies should apply them only after determining that they reflect an appropriate measure of a project's impacts. These Guidelines may inform environmental review for development projects in the Bay Area, but do not commit local governments or BAAQMD to any specific course of regulatory action.

The Air District published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's 2015 opinion in *Cal. Bldg. Indus. Ass'n vs. Bay Area Air Quality Mgmt. Dist.*, 62 Ca 4th 369. In short, these thresholds of significance changes can be used by agencies as guidelines for determining climate impacts from projects subject to CEQA. However, agencies are not required to abide by these thresholds, as they are only guidelines. Refer to Section VIII, Greenhouse Gas Emissions.

- a. The mountains bordering Napa Valley block much of the prevailing northwesterly winds throughout the year. Sunshine is plentiful in Napa County, and summertime can be very warm in the valley, particularly in the northern end. Winters are usually mild, with cool temperatures overnight and mild-to-moderate temperatures during the day. Wintertime temperatures tend to be slightly cooler in the northern end of the valley. Winds are generally calm throughout the county. Annual precipitation averages range from about 24 inches in low elevations to more than 40 inches in the mountains.

Ozone and fine particle pollution, or PM_{2.5}, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM_{2.5} occasionally does reach unhealthy concentrations. There are multiple reasons for PM_{2.5} exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM_{2.5} within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM_{2.5} levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAQMD, *In Your Community: Napa County*, April 2016).

The impacts associated with implementation of the project were evaluated consistent with guidance provided by BAAQMD. Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria set forth in the enabling legislation. The criteria air pollutants emitted by development, traffic and other activities anticipated under the proposed development include ozone, ozone precursors oxides of nitrogen and reactive organic gases (NOx and ROG), carbon monoxide (CO), nitrogen dioxide (NO2), and suspended particulate matter (PM10 and PM2.5). Other criteria pollutants, such as lead and sulfur dioxide (SO2), would not be substantially emitted by the proposed development or traffic, and air quality standards for them are being met throughout the Bay Area.

The thresholds of significance for use in determining whether a proposed project will have a significant impact on GHG's and climate change (BAAQMD, April 2022) did not affect the Air Quality CEQA Thresholds of Significance for the above-mentioned air pollutants (i.e., ROG, NOx, PM10 and PM2.5) identified in Table 3-1 of the BAAQMD 2022 Guidelines. As such, those thresholds will be used to determine the significance of potential air quality impacts associated with air pollutant emissions.

BAAQMD has not officially recommended the use of its thresholds in CEQA analyses and CEQA ultimately allows lead agencies the discretion to determine whether a particular environmental impact would be considered significant, as evidenced by scientific or other factual data. BAAQMD also states that lead agencies need to determine appropriate air quality thresholds to use for each project they review based on substantial evidence that they include in the administrative record of the CEQA document. One resource BAAQMD provides as a reference for determining appropriate thresholds is the *California Environmental Quality Act Air Quality Guidelines* developed by its staff in 2010 and as updated through May 2017. These guidelines outline substantial evidence supporting a variety of thresholds of significance.

As mentioned above, in 2010, the BAAQMD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAQMD through May 2017.

Following approval, the size of the entire project is approximately 53,000 square feet, including the winery buildings (20,000 square feet) and cave (33,000 square feet). The winery buildings and cave include approximately 11,000 square feet dedicated to accessory and hospitality uses and approximately 42,000 square feet dedicated to production uses. Compared to the BAAQMD's screening criterion of 47,000 square feet (high quality restaurant) and 541,000 square feet (general light industry) for NOX (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. Please note: a high-quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses. The project falls below the screening criteria as noted above, and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts.

- c/d. In the short term, potential air quality impacts are most likely to result from construction activities related to the building construction and cave expansion. Construction emissions would have a temporary effect; consisting mainly of dust during construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other coatings. In addition to the analysis above, the applicant provided an Air Quality and GHG Emissions Assessment prepared by Illingworth & Rodkin, Inc. dated July 11, 2022 – Revised October 6, 2022. The assessment utilized the California Emissions Estimator Model, Version 2020.4.0 (CalEEMod) to estimate construction emissions in the form of equivalent CO2 (CO2e). CalEEMod is a computer model developed by the South Coast Air Quality Management District with cooperation of other California Air Districts to estimate air pollutant and GHG emissions from land use development projects. The model was used to estimate emissions associated with the construction of the project improvements and operational uses of the project at build-out. Emissions calculations ranged from less than one (1) pound per day to 19 pounds per day, which is less than BAAQMD's lowest threshold of 54 pounds per day for ROG, NOx, and PM2.5. The assessment was based on the prior project description (2022) which had higher operational levels associated with production and hospitality. The reduced project description presented in this document is covered by the prior assessment.

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 are considered less than significant:

7.1 SITE IMPROVEMENTS

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding*

- dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. 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.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. 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. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

Furthermore, while earthmoving and construction on the site would 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:

7.1 SITE IMPROVEMENTS

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

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. The physical improvements and operational changes would not significantly increase odors associated with the winery. Construction-phase pollutants would be reduced to a less than significant level by the above-noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None are required.

IV.	BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: Approximately 15 acres of the 21.7-acre site are relatively flat with the remainder of the site gradually sloping up east from the highway at slopes ranging from 15 to 50 percent. The lower portion of the parcel is developed with an approximately 7,000 s.f. winery hospitality building, an approximately 8,500 s.f. cave (16,000 s.f. of caves is approved, but some remains unbuilt), uncovered crush pads, parking lot, entry driveway, and 10.65 acres of vineyards. The proposed physical improvements would take place within the existing developed area, areas that have already been disturbed from their natural state, or as an underground expansion to the existing cave. The project does not necessitate removal of trees or other vegetation.

- a/b. According to the Napa County Environmental resource maps (based on the following GIS layer – Vegetation) the property contains sensitive biotic communities including Oak Woodlands and annual grasses. According to the Napa County Environmental resource maps (based on the following GIS layer – Natural Diversity Database (CNDDB) and CNDDB owl habitat) the project site is within a boundary for spotted owls. As noted above, new construction is limited to cave expansion and improvements to existing structures and facilities and improvements on disturbed areas on site. The winery has been in continual use since operations began in 2017 and the project does not include any building demolition or tree removal. No other sensitive species have been identified. Based on the limited location of site improvements and minor modifications to winery operations, it is unlikely that the proposed project would have a substantial adverse effect on any candidate, sensitive or special status species, or that it would have a substantial adverse effect on sensitive natural communities.

Upon review of the previously prepared Negative Declaration (SCH 2023020504), CDFW provided a comment letter, dated March 9, 2023, addressing the following topics:

1. Lake and Streambed Alteration (LSA) Notification. In 2012 the applicant was issued Streambed Alteration Agreement No. 1600-2012-0012-3, for installation of the onsite culvert. The stream enters a culvert on the northern side of the winery development and daylight through the center of the access driveways between the crush pad and parking, before entering a southern culvert that drains to the south toward the adjacent property. Proposed work is located on existing developed areas outside of the setback identified in the prior LSA, therefore, it is not expected that the proposed work would have an impact on the stream. The obligation to obtain necessary permits from state agencies is required regardless of the specific notation in a County permit. However, Per CDFW's recommendation, a condition of approval has been included to note the requirement for the applicant to submit an LSA Notification to CDFW and comply with the LSA Agreement, if issued.

2. Swainson's hawk. The letter identified potential disturbances to Swainson's hawk during the nesting season, siting one nesting occurrence approximately 2.2 miles north of the project site from California Natural Diversity Database (CNDDB), with references of additional sightings within a two-mile radius were from eBird (<http://ebird.org>), a public website for individuals to report bird sightings. If an active Swainson's hawk nest is disturbed by the project, the project may result in a substantial reduction in the number of a threatened species. To reduce potential impacts to less than significant, CDFW recommends adding a mitigation requiring pre-construction surveys. Acknowledging the comment letter was received in March 2023, in an effort to utilize the most current language from CDFW, Mitigation Measure BIO-1 is copied from the "Recommended mitigation measure: Swainson's Hawk Surveys, Avoidance, and Foraging Habitation Mitigation" provided by CDFW in a letter to county staff dated April 11, 2025 (Subject: Wrights Corner Use Permit Modification P22-00241, SCH No. 2025030679, Initial Study/Negative Declaration, Napa County, April 11, 2025). With the incorporation of mitigation measures, impacts would be less than significant.

- c. According to the Napa County Environmental resource maps (based on the following GIS layer – Wetlands and vernal pools and National Wetlands Inventory) there are no wetlands on the site. The project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

- d. All proposed improvements would occur on, or adjacent to, previously disturbed areas of the property. Therefore, project activities would not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites. No impacts would occur.
- e. The project does not require tree removal and would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts would occur.
- f. The site is not subject to any adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans. No impacts would occur.

Mitigation Measures:

Mitigation Measure (MM) BIO-1 Swainson's Hawk Surveys, Avoidance, and Foraging Habitat Mitigation: If Project activities are scheduled during the nesting season for Swainson's hawk (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline>) and prepare a report documenting the survey results. The Project shall obtain CDFW's written approval of the qualified biologist and survey report prior to starting construction activities between March 1 and September 15. Survey methods shall be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, unless otherwise approved by CDFW in writing, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities may commence.

V.	CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c)	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/b. According to Napa County Environmental Resource maps (based on the following GIS layers – Historic sites) there are no known historic structures on the site. Based on the following GIS layers – Archeology sites and Archeology surveys, there is a known archeologically sensitive area on the southeastern corner of parcel. Proposed development would take place on the existing developed area in front of the cave and within the cave. The proposed development areas are located approximately 350 feet to the west of and 75 feet below the area.

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 in accordance with the following standard condition of approval. Impacts are anticipated to be less than significant.

7.2 ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the 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 project development, all work in the vicinity must be 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 permittee shall comply with the requirements of Public Resources Code Section 5097.98.

- c. No human remains have been previously encountered on the property; no information has been encountered that would indicate that this project would encounter human remains. If human remains are encountered during project development, construction of the project is required to cease, and the requirements of Condition of Approval 7.2, listed above, would apply. No impacts would occur.

Mitigation Measures: None are required.

VI.	ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project would comply with Title 24 energy use requirements for the new building and cave development. In complying with these requirements the project would not result in significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation. Additionally, there is currently a building permit under review for a solar array on the property that could be used to serve the winery and offset energy use as noted below under Section VIII - Greenhouse Gas Emissions. Impacts would be less than significant.
- b. The proposed project would not conflict with the provisions of a state or local plan for renewable energy or energy efficiency because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures: None are required.

VII.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Directly or indirectly cause 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

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| 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 direct or indirect risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a.

- i.) There are no known faults that run beneath the project site on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The site is approximately 1 mile north of the boundary of the West Napa Fault. As such, the proposed project would result in a less than significant impact with regards to rupturing of a known fault. Impacts would be less than significant.
- ii.) All areas of the Bay Area are subject to strong seismic ground shaking. State building code and standards related to the construction of the new building and cave would reduce the potential impacts to a less than significant level in relation to seismic ground shaking.
- iii.) According to Napa County Environmental Resource maps (based on the following GIS layer – Liquefaction) the hillside portion of the parcel is designated in an area with a Very Low susceptibility for liquefaction and the flatter portion is designated Medium susceptibility. No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. There were no known issues with the construction of the existing caves. A geotechnical report will be required to be submitted with the building permit for the cave. The cave and new building will be constructed in compliance with the latest edition of the California Building Code for seismic stability. Impacts would be less than significant.
- iv.) According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there is no evidence of landslides on the property. Construction is primarily in already developed areas. Impacts are expected to be less than significant.

b. Building construction associated with the project would primarily take place on the existing developed area in front of the cave portals. The cave excavation would generate approximately 12,600 cubic yards of dirt, however the construction of the cave would not affect topsoil or result in soil erosion. Spoils are proposed to be exported off site. The off-site location would be approved through the associated grading or building permit. Total ground disturbing activities are limited, and impacts would be less than significant. Soil erosion and resulting water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval.

c/d. According to the Napa County Environmental Resource Maps (based on the following layers - Geology, Surficial deposits, Soil Types, Geologic Units), the soils on the flat portions of the property, in the building pad area, are Surficial deposits (Quaternary) - Alluvial fan deposits (Holocene) and the soils on the hillside cave location are Late Tertiary Assemblages - Andesitic to Basaltic Lava Flows. The project site is in an area with a Very Low to Medium susceptibility for liquefaction. Building construction would primarily occur on the developed area in front of the cave. As discussed above a geotechnical report will be required to be prepared for submittal of the building

permit for the cave. The cave and new building will be constructed in compliance with the latest edition of the California Building Code. The project is not proposed on an unstable geologic unit or soil that would become unstable or would create direct or indirect risks to life or property. Impacts are expected to be less than significant.

- e. The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. Project Engineer Michael Muelrath, Applied Civil Engineering, prepared the Onsite Wastewater Disposal Feasibility Study, dated February 15, 2025, to analyze the process wastewater disposal. The predicted Peak Winery Process Wastewater Flow associated with the increase in production is less than the capacity of the existing hold and haul system serving the winery. Therefore, no design adjustments are needed to accommodate the proposed use permit modification characteristics. The applicant recognizes that at some point as they increase production within the limit of the use permit they will likely find it beneficial to install an onsite process wastewater treatment and re-use system. Therefore, the report includes two options to be considered and approved for handling the winery process wastewater.

Option #1 – Hold and Haul - In this scenario, the winery process wastewater will continue to be collected separate from the domestic waste and will be held temporarily in the existing below ground storage tanks. Periodically the process waste holding tanks will be pumped out and the waste will be hauled to the East Bay Municipal Utility District wastewater treatment plant (or other similar facility) where it will be processed. The existing system is designed and constructed in accordance with County Environmental Health Division requirements. Pumping of the holding tank, hauling and final disposal will be provided by an appropriately licensed hauler. Based on conversations with Dependable Septic Systems, a licensed hauler, 5,500 gallon tankers are typically used for this application. This would mean that approximately two to three truck loads of waste would need to be removed every week during periods of peak wastewater generation when the winery is operating at full capacity. On an annual basis it is expected that approximately 82 pumping events would occur (164 truck trips). Napa County Code requires that an area be set aside to accommodate a future onsite wastewater disposal system in the event that hold and haul becomes unavailable or otherwise not viable. In this scenario the reserve area would be a pre-treatment and irrigation system that would clean the water for re-use onsite for irrigation water (also known as land application). Please refer to Option #2 below for more details.

Option #2 – Capture Treated PW and Re-Use for Irrigation. In this scenario the process wastewater will continue to be kept completely separate from the domestic waste stream and will be pretreated to land application strength requirements in accordance with the Winery General Order requirements. Treatment will be provided by a bioreactor, which can be installed in a below ground in a tank in the area of existing hold and tanks. The existing hold and haul tanks can be incorporated into the design of the new bioreactor. Only a small 10' x 15' area will be needed for above ground components such as the control panel and aeration pumps. The report proposes that disposal of the treated winery process wastewater be via irrigation of the onsite vineyard (and/or potentially landscaping as well). The report assumed that the winery process wastewater will be applied to approximately three acres of vineyard located on the winery property and outside of the well setbacks. This is a conservative assumption to simplify this analysis as more vineyards are available outside of the required setbacks and the treated water can also be used for landscape irrigation. The final irrigation area will be determined and incorporated into the final design with the installation permit application. All land application of treated winery process wastewater must comply with the requirements of the Statewide General Waste Discharge Requirements (WDRs) for Wineries in California

Project Engineer Michael Muelrath, Applied Civil Engineering, prepared the Onsite Sanitary Wastewater Disposal Feasibility Study, dated April 25, 2025, to evaluate the existing sanitary wastewater system. The winery is currently serviced by a subsurface drip type sanitary wastewater system, consisting of a series of septic tanks and pretreatment with disposal via an existing subsurface drip system. The design capacity is 1,500 gallons per day according to design documents. The design capacity includes an allowance for a residence. No residence has been built and connected to the system, so the full capacity is available for the winery sanitary wastewater needs.

The peak sanitary wastewater flow from the winery is calculated based on the number of winery employees, the number of daily visitors for tastings and the number of guests attending scheduled marketing events. In accordance with Table 4 of the Napa County "Regulations for Design, Construction, and Installation of Alternative Sewage Treatment Systems" we have used a design flow rate of 15 gallons per day (gpd) per employee and 3 gpd per visitor for tastings. Table 4 does not specifically address design wastewater flows for guests at marketing events. For marketing events that will have catered meals that are prepared offsite 5 gallons of wastewater is estimated per guest assuming there will be no food preparation or cleanup onsite. For events with meals prepared onsite, 15 gallons of wastewater is estimated per guest, similar to a restaurant. All events with more than 100 guests will be catered and utilize portable toilets and therefore are not included in the analysis. Based on these assumptions, the peak winery sanitary wastewater flow is estimated to be 1,280 gpd.

The predicted peak flow for the proposed winery operational characteristics (1,280 gpd) is less than the design capacity of the existing sanitary wastewater disposal system (1,500 gpd). Therefore, no design adjustments are needed to accommodate the proposed use permit modification characteristics. The original design of the sanitary wastewater system includes the 200% reserve area required by County code. The calculations presented above illustrate that the sanitary wastewater flows associated with the proposed Use Permit Modification will not exceed the capacity of the existing sanitary wastewater system.

The Division of Environmental Health reviewed the reports and concurred with its findings, conditioning that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required. Impacts would be less than significant.

- f. No paleontological resources or unique geological features have been identified on the property in the project area or were encountered on the property when the existing building and cave were constructed and the vines were planted. The project as proposed would require minimal earth disturbing activities and construction is unlikely to uncover paleontological or unique geological features. Impacts would be less than significant.

Mitigation Measures: None are required.

VIII.	GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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: On April 20, 2022, the Bay Area Air Quality Management District (BAAQMD) adopted new recommended thresholds for determining the significance of individual projects' greenhouse gas impacts under CEQA. Under the new thresholds, proposed land use projects may be analyzed for consistency with a qualified greenhouse gas (GHG) reduction strategy in the event one has been adopted. To date, Napa County has not adopted a qualified GHG reduction strategy pursuant to CEQA Guidelines section 15183.5. Absent an adopted strategy, BAAQMD recommends that a land use project must include specified minimum design elements to ensure that the project is contributing its "fair share" toward achieving the state's key climate goal of carbon neutrality by 2045. Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects will be evaluated per the BAAQMD recommended minimum design elements.

- 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. 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.

Consistent with the 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. 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). For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing' winery operations have been discussed.

Greenhouse gas (GHG) emissions from construction represent a very small portion of a project's lifetime GHG emissions. The BAAQMD recommended thresholds do not include a construction-related climate impact threshold at this time. One time "Construction Emissions" associated with the project include: emissions associated with the energy used to develop and prepare the project area, construction, and construction equipment, and worker vehicle trips (hereinafter referred to as Equipment Emissions). As discussed in Section III. Air Quality, the applicant provided an Air Quality and GHG Emissions Assessment prepared by Illingworth & Rodkin, Inc. dated July 11, 2022 – Revised October 6, 2022, which noted that construction emissions would have a temporary effect and BAAQMD recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to relevant best management practices identified by the BAAQMD and the County's standard conditions of project approval, construction-related impacts are considered less than significant. See Section III. Air Quality for additional information.

The BAAQMD proposed thresholds for land use projects are designed to address “Operational” GHG emissions which represent the vast majority of project GHG emissions. Operational emissions associated with a winery generally 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).

As noted above, Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects will be evaluated per the BAAQMD recommended minimum design elements.

Specifically for buildings, the project must not:

- Include natural gas appliances or natural gas plumbing (in both residential and nonresidential development); and
- Result in any wasteful, inefficient, or unnecessary electrical usage as determined by the analysis required under CEQA section 21100(b)(3) and CEQA Guidelines section 15126.2(b).

The project will be required, through conditions of project approval, to prohibit the use of natural gas appliances or plumbing. Additionally, at the time of construction the project will be required to comply with the California Building Code, which is currently being updated to include regulations to assist in the reduction of air quality impacts associated with construction, such as prohibiting natural gas appliance and plumbing. The new construction will be required to install energy efficient fixtures complying with CA building code Title 24 standards. See section VI. Energy for additional information on energy usage.

Specifically for transportation, the project must:

- Achieve compliance with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2, and
- Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target reflecting the following recommendations:
 - Residential projects: 15 percent below the existing VMT per capita;
 - Office projects: 15 percent below the existing VMT per employee; or
 - Retail projects: no net increase in existing VMT.

The project will be required to comply with the recently adopted version of CALGreen Tier 2. The applicant intends to install eleven electric vehicle charging spaces. Project approval will include a condition of approval to ensure this is reviewed and implemented at the time of construction through adherence to the California Building Code.

As discussed above and in section XVII. Transportation, the County maintains a TIS Guidelines that include VMT analysis requirements for projects based on trip generation. The project trip generation numbers required completion of a traffic study and VMT analysis. The project TIS, prepared by W-Trans, dated April 21, 2020, includes the applicant’s proposal for a Traffic Demand Management (TDM) Plan for reducing vehicle miles traveled. W-Trans prepared an Addendum the TIS, dated September 20, 2024, noting that the reduced project description would result in less trips and therefore would not change the previous analysis of the project. See section XVII. Transportation for additional detail.

Additionally, the applicant already implements the following greenhouse gas reduction methods at the winery: energy conserving lighting, water efficient fixtures, water efficient landscaping, local food production and composting food and garden materials, shade trees for natural cooling, electric vehicle charging stations, caves used for barrel storage, and 70-80% cover crop and reuse of vegetation biomass.

New development resulting from this project will utilize energy conserving lighting and water efficient fixtures. There is currently a building permit under review for a solar array on the property that could be used to serve the winery. A condition of approval will be included to require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application.

If the proposed project adheres to these relevant design standards identified by BAAQMD, the requirements of the California Building code, and the County’s conditions of project approval, impacts are considered less than significant.

Mitigation Measures: None are required.

IX.	HAZARDS AND HAZARDOUS MATERIALS. Would the project	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wild-land fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The proposed project would not involve the transport of hazardous materials other than those small amounts utilized in typical winery operations. Impacts would be less than significant.
- b. Hazardous materials such as diesel and maintenance fluids would potentially be used onsite during construction. Should they be stored onsite, these materials would be stored in secure locations to reduce the potential for upset or accident conditions. The proposed project consists of an existing winery that would not be expected to use any substantial quantities of hazardous materials. The operation changes are not anticipated to significantly increase the quantities. Therefore, it would not be reasonably foreseeable for the proposed project to create upset or accident conditions that involve the release of hazardous materials into the environment. Impacts would be less than significant.
- c. There are no schools located within one-quarter mile from the existing winery buildings. The nearest school is within the town of Yountville, over a mile and a half south of the winery. No impacts would occur.
- d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.
- e. No impact would occur as the project site is not located within an airport land use plan.
- f. The Napa County Emergency Operations Plan (EOP) outlines procedures, including establishing leadership roles and responsibilities of various agency staff, that guide local preparedness, response, recovery and resource management efforts associated with occurrence of a natural disaster, significant emergency, or other threat to public safety. The project would not result in closure or permanent obstruction of adjacent public rights-of-way. No component of the implementation of the EOP would otherwise be impaired by the proposed modifications to the use permit. There are no proposed changes to the existing driveway, which meets County standards. Although the driveway off of Yount Mill Road will not be used by guests, the planned improvements have been reviewed by the County Fire Department and Engineering Services Division and found acceptable, as conditioned. The proposed winery would not obstruct an emergency response or evacuation plan. Impacts would be less than significant.

- g. According to the Napa County Environmental resource maps (based on the following GIS layer – Fire Hazard Severity Zones) the winery is designated as an area of moderate fire risk. Although the parcel is located in the center of the valley the Mayacamas Mountains ridgeline to the east of the property is heavily wooded and relatively undeveloped. The proposed project increases visitation for by appointment tours and tastings, marketing events, and employees which will increase the total number of employees, visitors, and guests who work at and visit the project site on a daily and annual basis. The proposed physical improvements are within the existing developed area of the site and within the existing cave. The improvements would not result in a physical modification to the site that would alter factors that would likely exacerbate wildfire risks. Although the project results in a larger amount of people on site, the proposed physical improvements and operational changes do not increase the potential for significant loss, injury or death due to wild-land fires. See section XX. Wildfire for additional detail. Impacts of the project would be less than significant.

Mitigation Measures: None are required.

X.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 or through the addition of impervious surfaces which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	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"/>
iii)	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"/>
iv)	impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The County requires all discretionary permit applications (such as use permits and ECPAs) to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project and to implement water saving measures to prepare for periods of limited water supply and to conserve limited groundwater resources.

On June 7, 2022, the Napa County Board of Supervisors provided interim procedures to implement provisions of the Napa County Groundwater Sustainability (GSP) Plan for issuance of new, altered or replacement well permits and discretionary projects that would increase groundwater use during the declared drought emergency. The direction limits a parcel's groundwater allocation to 0.3-acre feet (ac-ft.) per acre per year, or no net increase in groundwater use if that threshold is exceeded already for parcels located in the GSA Subbasin. For parcels not located in the GSA Subbasin (i.e., generally located in the hillsides), a parcel-specific Water Availability Analysis would suffice to assess potential impacts on

groundwater supplies.

Because the parcel is located outside of the GSA Subbasin, a parcel-specific Water Availability Analysis was performed. To assess the potential impacts of groundwater pumping on hydrologically connected navigable waterways, the County's WAA guidance requires applicants to perform a Tier 3 analysis for new or replacement wells, or discretionary projects that would result in an increase in groundwater demand on existing wells that are located within 1,500 feet of designated "Significant Streams."²

- a. The project would not violate any water quality standards or waste discharge requirements. As discussed in Section VII. Geology and Soils, the Onsite Wastewater Disposal Feasibility Study, prepared by Applied Civil Engineering, dated February 15, 2025, demonstrates that the estimated peak winery process wastewater flow associated with the increase in production is less than the capacity of the existing hold and haul system serving the winery. Therefore, no design adjustments are needed to accommodate the proposed use permit modification characteristics. The study also analyzed the potential to install an onsite process wastewater treatment and re-use system. In this scenario the process wastewater will continue to be kept completely separate from the domestic waste stream and will be pretreated to land application strength requirements in accordance with the Statewide General Waste Discharge Requirements (WDRs) for Wineries in California. Additionally, the Onsite Sanitary Wastewater Disposal Feasibility Study, dated April 25, 2025, demonstrates that the predicted peak flow for the proposed winery operational characteristics (1,280 gpd) is less than the design capacity of the existing sanitary wastewater disposal system (1,500 gpd). Therefore, no design adjustments are needed to accommodate the proposed use permit modification characteristics. The Division of Environmental Health reviewed the reports and concurred with its findings, conditioning that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required. Impacts would be less than significant.
- b. A Water Availability Analysis was prepared by O'Connor Environmental Inc. (OEI), dated February 20, 2025. The report includes discussion of Tier 1, Tier 2, and Tier 3 analyses. Current water use includes winery operations, winery landscaping, and vineyard irrigation. There are two wells on the site. The Project Well (Well 1) was constructed in September 2006 in the eastern portion of the parcel, on the lower slope of the Yountville Hills. Through the most recent LLA, an additional Irrigation Well (Well 20), located near the vineyards, was incorporated into the project parcel.

Tier 1

Tier 1 calculations for the existing conditions and proposed water use were prepared. Water demand for the existing conditions was determined both from overall pumping from the Project Well (Well 1) and Vineyard Irrigation Well (Well 20), combined with use rates for specific uses. Average annual groundwater use from the Project Well 1 was based on the five year average of annual pumping from Well 1 for the period 2018 to 2022.

Existing water use on the project parcel is estimated to be 11.02 ac-ft per year calculated as the sum of the average annual pumping from Well 1 and irrigation of the recently acquired vineyard block. Vineyard irrigation rates are based on reported viticultural practices for the property. Landscaping water use is estimated based on a WELO analysis commissioned for the prior Tier 1 work (Appendix B). Guest and employee use is representative of existing uses and practices as reported by the applicant. Miscellaneous Use accounts for the difference between the sum of water use from Well 1 and Well 20 and estimated uses. Actual water uses believed to be represented in Miscellaneous Use are for construction work on the property, losses associated with a ruptured pipe (since repaired), and extra irrigation of landscaping during drought and heat events.

An overall reduction in water use is anticipated. Although the project would increase water use associated with production activities and guests and employees, due to planned changes in vineyard irrigation (irrigation rate reduced from 0.75 to 0.5 ac-ft), and improved management of water resources, estimated water usage would decrease.

Use (Utilizing Groundwater)	Existing (Acre-feet per year)	Proposed (Acre-feet per year)
Vineyard Irrigation	7.98	5.20
Winery - Process water and Landscaping	2.11	3.82
Guests and Employees	0.4	0.71
Miscellaneous Use	0.53	
Total	11.02	9.73

² Refer to Figure 1: Significant Streams for Tier 3, located at www.countyofnapa.org/3074/Groundwater-Sustainability. The "Significant_Streams" and "Significant_Streams_1500ft_buffer" GIS layers are published as publicly-available open data through the County's ArcGIS Online Account.

Because the location of the Project Well is located outside of the GSA Subbasin, a parcel-specific groundwater recharge analysis was prepared. The groundwater recharge was estimated using a Soil Water Balance (SWB) of Napa County developed by OEI. This model implements the U.S. Geologic Survey's SWB modeling software and produces a spatially distributed estimate of annual recharge, with recharge potential characterized by the percentage of annual precipitation available for recharge, following consideration of local evapotranspiration, runoff, and soil moisture.

OEI has adapted the SWB model estimates for the prior "average year" (WY 2010) and the "drought year" (WY 2014) to provide an estimate for the average annual rainfall for the period 2012-2021 developed by County of Napa. The 10-year average precipitation in the project recharge area is estimated to be 28.5 inches. The approach for adapting the SWB model outputs to estimate groundwater recharge is to assume that the percentage of annual rainfall available for groundwater recharge is a linear function of annual rainfall and interpolating between the calculated recharge percentage for WY 2010 and WY 2014. Assuming a linear relationship, 19% of precipitation is available as groundwater recharge. For the approximately 21.7-acre project parcel, the calculations yield an estimated average annual recharge of 9.8 ac-ft/yr.

The proposed 9.73 ac-ft/year demand is equivalent to 99% of the estimated 9.8 acre-ft of average annual recharge during. The project hydrologist opines that given that this project would result in a net decrease in demand, water use associated with the proposed project is highly unlikely to result in reductions in groundwater levels or depletion of groundwater resources over time relative to existing conditions.

Tier 2

On January 10, 2024, the County released the "Napa County released the Interim Napa County Well Permit Standards and WAA Requirements - January 2024", This document notes that a Tier 2 analysis is only required for an increase in groundwater use. As discussed above, the overall water use on the parcel will decrease.

Tier 3

The Project Well is located approximately 1,300 feet from Lincoln Creek, a county designated Significant Stream. The Irrigation Well is greater than 1,500 feet from Lincoln Creek and is not subject to the Tier 3 analysis.

The County's Water Availability Analysis Guidance Document provides distance standards that are expected to preclude any significant adverse effects on surface waters based on well pumping rates, aquifer hydraulic conductivity, and well construction characteristics. These distance standards are presented in Tables 3, 4 & 5 within the Guidance Document. The Project Well meets criteria in Table 4 for a "low capacity well" pumping at 20 gpm.

The report details several additional hydrogeologic factors that demonstrate that impacts of groundwater pumping for the proposed project upon flows in Lincoln Creek are not likely to be substantial.

- Lincoln Creek is an intermittent stream that has a short seasonal period in winter and/or spring when a hydraulic connection with groundwater exists; this period of connectivity does not coincide with periods of high groundwater demand.
- The relatively low hydraulic conductivity of the Sonoma Volcanics (~0.0001 ft/day) from which the Project Well pumps groundwater relative to the hydraulic conductivity of the alluvial aquifer underlying Lincoln Creek (>10 ft/day) suggests that the rate of potential groundwater flow from the Sonoma Volcanics to the adjacent/overlying alluvial aquifer is low.
- Groundwater elevation in the Project Well (Well 1) measured in September 2006 (66 ft bgs or ~114 ft amsl) and in August 2013 (73 ft bgs or ~107 ft amsl) lies below the streambed elevation of Lincoln Creek (~125 ft amsl) at its nearest proximity to the Project Well (~1,300 ft).
- Drawdown of groundwater elevation in the Project Well (Well 1) during a 24-hr pump test at 20 gpm in August 2013 was only 20 ft with 93% recovery within 24 hours indicates that the pressure head in the Sonoma Volcanics confined aquifer is relatively high and the operational pumping does not excessively lower the groundwater elevation. This indicates that potential groundwater movement that may occur from the Sonoma Volcanics to the alluvium underlying Lincoln Creek is unlikely to be significantly affected.

Based on the data and hydrogeology of the project area, the project hydrologist opined that the proposed project will not have a significant impact on seasonal flows in Lincoln Creek.

Public Trust

The public trust doctrine (Doctrine) requires the state and its legal subdivisions to "consider," give "due regard," and "take the public trust into account" when considering actions that may adversely affect a navigable waterway. On January 10, 2024, Napa County released a Tier 3 Water Availability Analysis guidance memorandum, providing guidance for complying with the Doctrine. A Tier 3 review or equivalent analysis is the County's adopted method for complying with its duties under the Doctrine. The project WAA included a Tier 3 analysis. The County has satisfied its duty to consider impacts to trust resources and no further analysis is required.

The project will include the County's project specific Conditions of Approval setting a limitation on groundwater use for the parcel to the proposed water use of 9.73 ac-ft/yr, a limitation on the pumping rate of the Project Well to less than 20 gallons per minute, a limitation on the use of Well 20 to existing extraction (1.45 ac-ft/yr), and requiring installation of well meters and monthly well monitoring on both wells [COA Nos. 4.20.a., 6.15(a), 6.15.b.]. The conditions would also include the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use. Impacts would be less than significant.

- c. The project would not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off the project site. Improvement plans prepared prior to the issuance of a building permit would ensure that the proposed project does not increase runoff flow rate or volume as a result of project implementation. General Plan Policy CON-50 requires discretionary projects, including this project, to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development is not greater than predevelopment conditions. 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. 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.
- d. The site lies outside the boundaries of the 100 and 500 year flood hazard boundaries. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows. No impacts would occur.
- e. The project is not located in the County GSA. As discussed above, the estimated annual groundwater use is less than the parcel specific groundwater recharge analysis estimate. Water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval. No impacts would occur.

Mitigation Measures: None are required.

XI.	LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The proposed project would not change the existing agricultural land uses of the property, which are consistent with the single-family houses and vineyards developed on properties proximate to the site. The proposed project would not introduce a non-agricultural use, nor any new, non-winery related development to the property. The proposed project would integrate with the property's surroundings and would not physically divide an established community. The project would have no impact.
- a. The subject parcel is located in the AP (Agricultural Preserve) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The County adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects. Agricultural Preservation and Land Use Policy AG/LU-1 of the 2008 General Plan states that the County shall, "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." The property's General Plan land use designation is AR (Agricultural Resource), which allows "agriculture, processing of agricultural products, and single-family dwellings." More specifically, General Plan Agricultural Preservation and Land Use Policy AG/LU-2 recognizes wineries and other agricultural processing facilities, and any use clearly accessory to those facilities, as agriculture. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan. The proposed use of the property for the "fermenting and processing of grape juice into wine" (NCC §18.08.640) supports the economic viability of agriculture within the county consistent with General Plan Agricultural Preservation and Land Use Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space...") and General Plan Economic Development Policy E-1 (The County's economic development will focus on ensuring the continued viability of agriculture...).

The winery development is subject to a 600-foot setback from State Highway 29. The original winery Use Permit P09-00185 included approval of Variance P09-00492-UP which allowed portions of the winery development to be developed within the setback, 520 feet from State Highway 29. Use Permit Modification P13-00054-MOD permitted replacement of an equipment storage building with an approximately 2,300 s.f. tasting room building. The building was located no closer than 520 feet from the highway. The proposed winery building is located 600 feet from the highway in compliance with the code. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property. The project complies with the remainder of Napa County Code and all other applicable regulations. Impacts would be less than significant.

Mitigation Measures: None are required.

XII.	MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	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 the project site. No impacts would occur.

Mitigation Measures: None are required.

XIII.	NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) For a project located within the vicinity of a private airstrip or 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"/>

Discussion: The parcel is bordered on the north by Yount Mill Road and on the west by State Highway 29. Both roads contribute to a high ambient noise level. The closest offsite residence is located on the parcel that borders the project site to the north. The residence is located approximately 300 feet from the existing tasting room building and approximately 400 feet from the proposed winery building. The residence is situated on a small hillside above the winery property, approximately 50 feet higher than the proposed building. Additionally, there are a number of trees on

both properties between the existing residence and proposed development. No tree removal is included in this project.

- a/b. The project would result in a temporary increase in noise levels during construction of the cave and winery building. Impacts due to a temporary increase in ambient noise generated from construction activities, or from groundborne vibration, would remain below a level of significance through compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The County Noise Ordinance limits construction activities to daylight hours (7:00 a.m. to 7:00 p.m.) using properly muffled vehicles. In addition to the County Noise Ordinance, the project applicant will be required to comply with project Conditions of Approval (outlined below) related to construction noise, which will limit activities further by requiring construction vehicles to be muffled and backup alarms adjusted to the lowest allowable levels. Due to the distance, natural terrain of the area, and ambient noise levels from the highway there is a low potential for impacts related to construction noise to result in substantial temporary or long-term construction noise impacts. Impacts would be less than significant.

7.3. CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. 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 daily between the hours of 8 am to 5 pm.

Additional regulations contained within County Code Chapter 8.16 establish exterior noise criteria for various land uses in the County. As described in the Project Setting, above, land uses in the area are rural residential properties, vineyards, and undeveloped hillsides. Of those land uses, the residential land use is considered the most sensitive to noise. Based on the standards in County Code section 8.16.070, noise levels, measured at the exterior of a residential structure or residential use on a portion of a larger property, may not exceed 50 decibels for more than half of any hour in the window of daytime hours (7:00 a.m. to 10:00 p.m.), the timeframe within which the winery would have visitation and marketing events. Noise impacts of the proposed project would be considered bothersome and potentially significant if sound generated by it had the effect of exceeding the standards in County Code more than 50 percent of the time (i.e., more than 50 decibels for more than 30 minutes in an hour for a residential use).

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 Napa County General Plan EIR indicates the average, or equivalent, sound level (Leq) 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. Typical winery operations would occur between 7:00 a.m. and 6:00 p.m. (excluding harvest) with marketing events generally occurring between 11:00 AM and 10:00 p.m. The winery building would be located in front of the existing cave portals, replacing the approved outdoor work area. Production activities would occur inside the building, limiting some noise sources related to the production increase from 40,000 gallons to 75,000 gallons.

Visitation and marketing events would increase with this modification and new areas would be permitted for visitation and outdoor tastings. Cabanas are proposed in the outdoor area adjacent to the existing hospitality building. The cabanas would be tucked into the existing trees and landscaping in the outdoor area. The hospitality building would remain between the outdoor area and the closest residence. Additionally, the proposed grotto courtyard, veranda, and terrace at the new winery building could be used for hospitality.

The proposed project includes use of outdoor speakers at the existing tasting room building outdoor patio, and the new Grotto, veranda, and terrace. Illingworth & Rodkin, Inc. prepared a background music sound level analysis. The letter, dated November 22, 2021, summarizes the results of the noise measurements made by Illingworth & Rodkin, Inc. to quantify the sound levels produced by outdoor speakers within the garden located north of the existing hospitality building. Calculations were also completed to determine the sound levels at the nearest residential property lines. Background music would only be played during the daytime through speakers at the existing tasting room garden, and the proposed grotto, veranda, and terrace at the new winery building. Daytime hours are considered during visitation hours between 11:00 a.m. and 6:00 p.m. and daytime events occurring between 11:00 a.m. and 1:00 p.m. As noted above, the closest offsite residence is approximately 300 feet from the existing tasting room building and approximately 400 feet from the proposed winery building, grotto, veranda, and terrace. The nearest garden speaker to this residential property would be located approximately 60 feet from the common property line. The nearest grotto, veranda, or terrace speakers to this residential property would be located approximately 110 feet from the common property line. The residence is approximately 200 to 250 feet from the property

lines, resulting in distances of approximately 260 feet and 310 feet from the speaker location to the closest portion of the residence. At a distance of 60 feet, the typical noise level produced by the speaker (61 dBA L50) would be reduced to 40 dBA L50 assuming hemispherical spreading losses and no additional attenuation from intervening structures. At 110 feet, the typical noise level produced by the speaker would be 34 dBA L50 or less. The calculated noise levels would meet the 45 dBA L50 noise limit established by Napa County. At these distances, the sound levels from background music would be 25 dBA L50 or less and inaudible above other ambient sources of noise in the project vicinity. The nearest residential property to the north, along Yount Mill Road, is located over 450 feet from the nearest speakers proposed within the tasting room garden. At a distance of 450 feet, background music sound levels are calculated to be 22 dBA L50 or less. The calculated noise level is 23 dBA below the 45 dBA L50 noise limit established by Napa County and about 29 dBA below ambient traffic noise levels. Noise levels produced by background music in the Grotto, veranda, and terrace would be less. It was observed during the noise survey, that background music played at typical levels would not be audible above other ambient noise sources in the areas. Similarly, noise levels would be inaudible at distant receptors to the west and southwest because of the greater distances separating the noise source and receptors and the proximity of these receptors to SR 29.

The winery currently has 31 events per year and proposes an additional six (6) events. The largest events currently approved at the winery is one event for 100 guests and one event for 300 guests. The proposed project includes the addition of six (6) new events for up to 120 guests.

Events held on weekdays would occur between 6:00 p.m. and 10:00 p.m. Events held on weekends would occur between 11:00 a.m. and 1:00 p.m. and between 5:00 p.m. and 10:00 p.m. Evening events would have a one (1) hour quiet clean up. Events are proposed to take place in the Grotto. The closest portion of the winery building second story outdoor area is approximately 310 feet from the closest residence. The Grotto is approximately 20 feet below the second story and effectively enclosed by the proposed winery building and existing cave front. Use of the outdoor speakers for background music only, could be used during daytime events (11:00 a.m. and 1:00 p.m.), but would not be permitted for events occurring during evening hours (after 5:00 p.m.). Use of other outdoor amplified music or sound systems would not be permitted for use at any marketing events. A condition of approval will be added to ensure compliance with this restriction.

Continuing enforcement of Napa County's Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against amplified music, should further ensure that marketing events and other winery activities do not create a significant noise impact. Temporary events would be subject to County Code Chapter 5.36 which regulates proposed temporary events. The proposed project would not result in long-term, significant, permanent noise impacts. Impacts would be less than significant.

- c. The project site is not located within an airport land use plan or the vicinity of a private airstrip. No impact would occur.

Mitigation Measures: None are required.

XIV.	POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Displace substantial numbers of existing people or housing, 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' Plan Bay Area 2050 Growth Pattern figures indicate that the total households for Napa County are projected to increase some 10% by the year 2050, increasing from 50,000 to 56,000. Unincorporated Napa county, along with the cities of American Canyon, Napa, St. Helena, Calistoga and the town of Yountville all have existing compliant 6th Cycle Housing Elements certified by the State Department of Housing and Community Development. For the 6th Cycle, which runs from 2023 – 2031, Napa county jurisdictions have identified and have rezoned or are in the process of rezoning land to accommodate 3,844 dwelling units, more than half of the households projected by ABAG to develop in Napa county by 2050. In addition, the project would 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 additional iterations of 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. The proposed project would employ four (4) new full-time employees. This small number is unlikely to increase housing demand beyond what has been identified in local jurisdiction housing elements over the immediate housing cycle. No new infrastructure is proposed that might induce growth by extending service outside of the boundaries of the project site. Impacts on the local and regional population and housing balance would be less than significant.

- b. There is no existing residential development on the property. No residential buildings on or off of the property would be demolished as a result of the project. Thus, no residents would be displaced, and there would be no impact.

Mitigation Measures: None are required.

XV.	PUBLIC SERVICES. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	<p>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:</p> <p>i) Fire protection?</p> <p>ii) Police protection?</p> <p>iii) Schools?</p> <p>iv) Parks?</p> <p>v) Other public facilities?</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

Discussion:

- a. Public services are currently provided to the project area and the additional demand placed on existing services as a result of the proposed project would be minimal. Fire protection measures, such as winery access that meets Napa County Road and Street Standards (RSS), defensible space, and sprinklers in the expanded cave and new winery building will be required as part of the development. The Fire Department and Engineering Services Division have reviewed the application and recommend approval, as conditioned. There would be no foreseeable impact to fire or police emergency response times with compliance with these conditions of approval. The proposed project scope does not include construction of any new residential units nor accompanying introduction of new residents that would utilize existing parks or potentially increase student enrollment in schools located in the cities west and south of the winery. No new parks or other public recreational amenities or facilities (such as police or fire stations) are proposed to be built with or as a result of the requested use permit major modification. School impact fees, which assist local school districts with capacity building measures, would be levied for any required building permits for the project, however as demonstrated in Section XIV(a), Population and Housing, the project is expected to create a minimal increase in the county’s population and its need for housing such that local schools would not be strained by the proposed project and the increase in visitation, marketing events, and employment. The proposed project would have minimal impact on public parks as no residences are proposed, and as previously noted the increase in regional population from the proposed project is expected to be minimal. Impacts to public services would be less than significant.

Mitigation Measures: None are required.

XVI.	RECREATION. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. The requested use permit major modification does not include any residential component and is not likely to lead to the accompanying introduction of new residents to the site or area. The use permit major modification would increase the number of winery employees and the number of daily tours and tastings visitors to the property, some of whom might visit regional recreational facilities on the way to or from other wineries. However, given that the purpose of employees' and guests' trips are to and from the winery as the primary destination, such visits to area recreational facilities are anticipated to be infrequent and would not drastically accelerate the deterioration of the park amenities. This impact would be less than significant.
- b. No new public recreational amenities are proposed to be built with, or as a result of, the requested use permit major modification. The proposed project would have no impact.

Mitigation Measures: None are required.

XVII.	TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Substantially increase hazards due to a geometric 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"/>
	d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Conflict with General Plan Policy CIR-14, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a./c./d. A Traffic Impact Study (TIS) prepared by W-Trans, dated April 21, 2020, with an Addendum dated September 20, 2024, to reflect the changes in the project description.

The driveway on Highway 29 serves as the main entrance to the winery. The main driveway complies with County Road and Street Standards (RSS), includes emergency vehicle access, and there are no proposed changes to the existing driveway. Sight distances along SR 29 at the existing driveway were as evaluated based on sight distance criteria contained in the *Highway Design Manual* published by Caltrans. Sight distances were found to be adequate to meet the criteria for both entering and exiting movements. While the study area lacks pedestrian facilities and transit service, there is not expected to be a demand for this type of transit. Existing bike facilities on the highway and Yount Mill Road provide adequate bicycle access. To accommodate cyclists, the project should provide ten (10) bicycle parking spaces. As proposed the project would not conflict with any plans, ordinances or policies addressing the circulation system. The project would not substantially increase hazards due to design features. Impacts would be less than significant.

- b. As part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Planning and Research (OPR) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised *CEQA Guidelines* in December 2018, along with a *Technical Advisory on Evaluating Transportation Impacts in CEQA* to assist practitioners in implementing the *CEQA Guidelines* revisions.

The County's General Plan Circulation Element contains a policy statement (Policy CIR-7) indicating that the County expects development projects to achieve a 15% reduction in project-generated VMT to avoid triggering a significant environmental impact. Specifically, the policy directs project applicants to identify feasible measures that would reduce their project's VMT and to estimate the amount of VMT reduction that could be expected from each measure. The policy states that "projects for which the specified VMT reduction measures would not reduce unmitigated VMT by 15 or more percent shall be considered to have a significant environmental impact." That policy is followed by an action item (CIR-7.1) directing the County to update its CEQA procedures to develop screening criteria for projects that "would not be considered to have a significant impact to VMT" and that could therefore be exempted from VMT reduction requirements.

The new *CEQA Guidelines* and the OPR Technical Advisory note that CEQA provides a categorical exemption (Section 15303) for additions to existing structures of up to 10,000 square feet, so long as the project is in an area that is not environmentally sensitive and where public infrastructure is available. OPR determined that "typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract 110-124 trips per 10,000 square feet". They concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips.

Based on the County's Trip Generation worksheet, the proposed project would generate an increase in new trips between 55 and 67 trips, depending on the weekday or weekend, for a maximum of 157 daily trips on a Saturday during Harvest. The calculation of net new daily trips does not exceed 110, therefore the project is not required to prepare a traffic study. However, the TIS prepared by W-Trans, dated April 21, 2020, was completed prior to the County's updated TIS Guidelines which went into effect in January 2022. Analysis of project Level of Service (LOS) impacts is no longer applicable to the CEQA analysis, however the TIS recommends limiting times on scheduling of trips to limit impacts to the LOS in the project area. Recommendations have been included in conditions of approval from the Department of Public Works. Recommendations include scheduling marketing events such that no trips would be generated during peak hours in order to limit impacts to LOS. Specifically, large events should be scheduled to start and end outside peak periods for traffic on SR 29; between 4:00 and 6:00 p.m. on weekdays and between 1:00 and 3:00 p.m. on weekends. The TIS Addendum concludes that because the modified request would result in the same number or fewer daily and peak hour trips compared to the originally analyzed levels, the operational analysis and resulting findings and recommendations identified in the 2020 TIS remain valid.

The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. This project would fall into the category of a "project modifying an existing facility that would generate additional trips". The TIS Guidelines state that if the net cumulative result of all project modifications after January 1, 2022, would generate less than 110 net new daily passenger vehicle and truck trips the project is presumed to have a less than significant impact for VMT. As noted above, based on the trip generation sheet, the maximum

employee and visitor/guest data for the harvest/crush season, the proposed project would not exceed the 110 trip threshold and is therefore presumed to have a less than significant impact. Although not required, the TIS includes the applicant's proposal for a Traffic Demand Management (TDM) Plan with the intent of reducing vehicle miles traveled. The winery's TDM program could provide information, encouragement, and access to non-motorized travel options for both employees and guests, to reduce the number of vehicle trips and overall VMT. Report recommendations include: Carpool incentives, financial incentives for carpooling or biking to work, guaranteed ride home program, bicycle parking, shuttle service, and designation of a Transportation Coordinator. The project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

- e. Developers of new or expanded land uses are required to provide adequate parking or demonstrate that adequate parking exists to meet their anticipated parking demand. Excess parking that could stimulate unnecessary vehicle trips or commercial activity exceeding the site's capacity is discouraged. The winery currently has 49 parking spaces and proposes to add five (5) additional spaces for a total of 54 parking spaces. The TIS determined that the proposed parking supply is adequate for the anticipated demand during typical harvest operation, but inadequate for the 120-person and 300-person events. For large events the applicant should provide shuttle services or arrange for guests to park off site. The proposed project would not be in conflict with General Plan Policy CIR-14.

Mitigation Measures: None are required

XVIII. 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:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. On March 29, 2022, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. Staff received a response from the Yocha Dehe Tribe on April 12, 2022; the Tribe did not request to consult or provide comments.

Mitigation Measures: None are required.

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" 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./c. As detailed in sections X. Hydrology, the existing domestic wastewater system design capacity can accommodate the proposed increase in employees, visitation, and other activities generating domestic waste. Winery process waste will continue to be operated with hold and haul, which is sized to accommodate the proposed production capacity of 75,000 gallons. The option for reusing treated process wastewater for irrigation was also analyzed and determined to be feasible. The facility will have to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The Division of Environmental Health reviewed this report and concurred with its findings, conditioning that the selected design and plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. The project is not served by a wastewater treatment provider, therefore a determination by the wastewater treatment provider is not necessary.

The existing domestic water system is currently classified as a transient, non-community system – Water System No. CA2800048. The system is owned and operated by Yountville Vineyards LLC., a private corporation, and is comprised of an onsite supply well, supply line, three 85,000 water tanks, and supply lines. No improvements to the system are required. The project does not require the construction of new or expanded water, storm water drainage, electric power, natural gas, or telecommunications facilities. Impacts are expected to be less than significant.

b. As discussed in Section X. Hydrology according to the Water Availability Analysis the proposed water use is less than the estimated potential groundwater recharge. The project will include the County's project specific Condition of Approval setting a limitation on groundwater use for the parcel to the existing usage of 9.73 ac-ft/year and requiring well monitoring. The condition would also include the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use. 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 are required.

XX.	WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a. There are no proposed project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. The existing driveway meets commercial standards as defined in the RSS. The new buildings and cave would be equipped with sprinklers and fire suppression equipment.
- b. Although the parcel is located in the center of the valley, the Mayacamas Mountains ridgeline to the east of the property is heavily wooded and relatively undeveloped. The proposed physical improvements are within the existing developed area of the site and within the existing cave. The physical improvements and operational changes would not result in a physical modification to the slope of the site, change prevailing winds, or alter other factors that would likely exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- c. No changes are proposed to the existing winery driveway. The Fire Marshal's office has reviewed the plans, which demonstrate that the project would have adequate emergency access to the existing development and proposed additions. The new buildings and cave will be equipped with sprinklers and fire suppression equipment. These developments are not considered the types of improvements that exacerbate wildfire risk or significant environmental risk. Impacts will be less than significant.
- d. The physical improvements are in an area of the site, which is already graded and paved. The proposed project would not physically alter the site in a way, which would expose people or structures to risks such as downstream or downslope flooding or landslides resulting from runoff, post-fire instability or drainage changes. Impacts would be less than significant.

Mitigation Measures: None are required.

XXI.	MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. As previously stated, new construction is limited to cave expansion and improvements to existing structures and facilities and improvements on or adjacent to disturbed areas on site. As noted in Section IV. Biological Resources, there are limited potential wildlife species and habitats in the area that could be impacted by the proposed development. Per the recommendation of CDFW staff has incorporated Mitigation Measure BIO-1 to require pre-construction surveys for Swainson's Hawk. With the incorporation of BIO-1, the proposed project does not have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal. As identified in Section V. Cultural Resources, according to the Napa County Environmental Resource Maps there are no known historic structures on the site, but there is a known archeologically sensitive area on the southeastern corner of parcel. The proposed development areas are located approximately 350 feet to the west of and 75 feet below the known area. Since the majority of the physical improvements would take place on the existing area in front of the cave or within the expansion of the cave, accidental upset of unidentified resources is unlikely. The project would not result in significant impacts or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant with mitigation incorporated.
 - b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts to air quality, greenhouse gas emissions, hydrology, and traffic are discussed in the respective sections above and were determined to have a less than significant impact. As discussed in Section VIII. Green House Gas and Section XVII. Transportation, potential impacts to air pollution and GHG emissions are being addressed through meeting BAAQMD recommended design elements, with the addition of Greenhouse Gas Voluntary Best Management Practices, and VMT reduction strategies. The applicant already implements the following greenhouse gas reduction methods at the winery: energy conserving lighting, water efficient fixtures, water efficient landscaping, local food production and composting food and garden materials, shade trees for natural cooling, electric vehicle charging stations, caves used for barrel storage, and 70-80% cover crop and reuse of vegetation biomass. New development resulting from this project will utilize energy conserving lighting and water efficient fixtures. There is currently a building permit under review for a solar array on the property that could be used to serve the winery. A condition of approval will be included to require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application. Section X. Hydrology includes detail on the Water Availability Analysis which demonstrates that the proposed project would reduce water from existing conditions. Additionally, the project hydrologist opines that the proposed project will not have a significant impact on seasonal flows in Lincoln Creek. Consequently, the project would not interfere with groundwater recharge or lowering of the local groundwater level. The Traffic Impact Report detailed in Section XVII. included recommendations on timing restrictions at events in order to reduce the effects to the project area LOS. The project falls below the County threshold requiring a VMT analysis, however the applicant has proposed implementing a Travel Demand Management plan to reduce VMTs associated with the project. Any future modification to the winery would look at the net cumulative result of all project modifications after January 1, 2022, including this project, determining if a VMT analysis is required at that time. Potential cumulative impacts would be less than significant.
 - c. All impacts identified in this Mitigated Negative Declaration 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 being either directly or indirectly. Impacts would be less than significant.
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PROJECT REVISION STATEMENT
Piazza Del Dotto Use Permit #P18-00143-MOD

I hereby revise Piazza Del Dotto Use Permit Major Modification #P18-00143-MOD for a revision to the existing Piazza Del Dotto Winery, located on a 21.7-acre parcel (Formerly APN 031-120-038 (SFAP) and 031-130-032 (SFAP) - Revised per Lot Line Adjustment LLA 2106 (Recorded December 26, 2024), currently referred to as "LLA 2106 Adjusted Parcel A"), located at 7466 Highway 29, Yountville, CA 94559, to include the measures specified below:

MM BIO-1: Because there is potential for Swainson's hawk to occur in the area of the Project, preconstruction surveys would confirm presence/absence of this species at the time of the proposed construction and ensure no adverse effect. The following measure is recommended to avoid or otherwise minimize potential impacts to this species.

If Project activities are scheduled during the nesting season for Swainson's hawk (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley and prepare a report documenting the survey results. The Project shall obtain CDFW's written approval of the qualified biologist and survey report prior to starting construction activities between March 1 and September 15. Survey methods shall be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, unless otherwise approved by CDFW in writing, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities may commence.

(<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline>)

Piazza Del Dotto further commit themselves and successors-in-interest to (a) inform any future purchasers of the property of the above commitments; (b) include in all property leases a provision that informs the lessee of these restrictions and binds them to adhere to them, and (c) inform in writing all persons doing work on this property of these limitations.

Piazza Del Dotto understands and explicitly agrees that with regards to all California Environmental Quality Act and Permit Streamlining Act (Government Code Sections 63920-63962) deadlines, this revised application will be treated as a new project. The new date on which said application will be considered complete is the date on which an executed copy of this project revision statement is received by the Napa County Department of Planning, Building and Environmental Services.



David Del Dotto, Yountville Vineyards LLC
(Owner)

5-14-25

Date

**Piazza Del Dotto Use Permit Major Modification P18-00143-UP
Mitigation Monitoring and Reporting Program**

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
<p>Impact BIO-1: Swainson's Hawk Surveys and Avoidance Buffer.</p> <p>Because there is potential for Swainson's hawk to occur in the area of the Project, preconstruction surveys would confirm presence/absence of these species at the time of the proposed construction and ensure no adverse effects. The following measures are recommended to avoid or otherwise minimize potential impacts to this species.</p>	<p>MM BIO-1: If Project activities are scheduled during the nesting season for Swainson's hawk (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley and prepare a report documenting the survey results. The Project shall obtain CDFW's written approval of the qualified biologist and survey report prior to starting construction activities between March 1 and September 15. Survey methods shall be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, unless otherwise approved by CDFW in writing, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities may commence.</p> <p>https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline</p>	<p>If construction/earthmoving activity is to occur between March 1 and September 15, a copy of the survey submitted to CDFW and CDFW's written approval shall be submitted to Planning Division staff prior to initiation of earth disturbing activities, vegetation clearing, and/or construction activities.</p>	P	PD	<p>PC</p> <p>___/___/___</p>