

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

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

1. **Project Title:** Robert Mondavi Winery Minor Modification (P22-00106)
2. **Property Owner:** Robert Mondavi Winery
3. **County Contact Person, Phone Number, and email:** Dana Morrison, Planner III; 707 253-4437, [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)
4. **Project Location and Assessor's Parcel Numbers (APN's):** 7801 State Highway 29, Napa; 027-280-067 (93.76 acres) and 027-280-066 (32.75 acres)
5. **Project sponsor's name and address:** Demae Rubins, Summit Engineering, 4963 Aviation Blvd., Suite 200, Santa Rosa, Ca
6. **General Plan description:** Agricultural Resource (AR)
7. **Zoning:** Agricultural Preserve (AP)
8. **Background/Project History:**

The existing 3.0 million gallon per year winery was originally established in 1966, when such facilities were considered a permitted use. The facility includes public tours and tastings on a 93.76-acre parcel, with waste treatment ponds located on an adjacent 32.75-acre parcel. A Use Permit (#U-68283) was approved by the Conservation, Development and Planning Commission on August 18, 1982, to increase the production capacity of the existing winery from 1.4 to 1.6 million gallons per year with the installation of additional storage tanks and a modular office building. On March 2, 1988, the Planning Commission approved Use Permit #U-208788 to expand the existing winery with an additional 6,900 square feet (sf) of office and laboratory space; 46-space parking addition; a 10,000 square foot (sf) grape receiving and processing area, and the relocation of an existing modular office. On April 15, 2008, the Planning Commission approved P07-00435, which approved the increase in annual production from 1.6 to 3.0 million gallons. The additional production requested was to accommodate an increase in bottling capacity, with no additional crushing, fermentation or barrel aging occurring at the facility.

Additionally, there have been several minor modifications to the use permit to add offices, accessible restrooms, and storage areas; to redesign and expand public and employee parking lots; to install modular trailers; and, to provide a temporary portable rest room trailer. On December 17, 1993, the Zoning Administrator approved a minor modification, #93164-MOD, modifying Use Permit #U-208788 to redesign and relocate the visitor parking area, increasing the total number of on-site spaces (employee & visitors) to 382. Use Permit modification #93159-MOD approved a further alteration to the building with the addition of 339 sf public restroom facilities. An additional Minor Modification added 19,800 sf of paved parking in 1998 (#98186-MOD). A subsequent minor modification (#98071-MOD) was approved to allow the construction of a new 21,438 sf red wine fermentation building and an 18,300-sf mezzanine within the existing barrel warehouse for offices.

The existing entitlement allows for an annual production of 1.6-million gallons of onsite production and 1.4 million gallons of bulk wine for bottling, for a total of 3 million gallons. The 1.6-million-gallon production was pre-WDO and therefore is not subject to the grape sourcing requirements. The existing uses include the following: winery production, tours, tasting, marketing, and events. Existing hours of operation for production are 24 hours per day, seven (7) days per week during harvest and 6:30 am -11:00 pm, seven (7) days per week during non-harvest. Visitation hours are seven (7) days per week from 10:00 am to 5:30 pm. There are no changes proposed to the days or hours of operations, the number of employees, or hours of shifts, visitation levels or marketing events. The project proposes to revise the employee and visitor parking areas; the existing number of parking spaces is 362 while the new plan proposes a total of 317 parking spaces (179 employee and 138 visitor).

The existing water supply for process, domestic and emergency use will continue to be provided from the City of Napa. Irrigation water is

supplied by an onsite well. Domestic wastewater is disposed of through an on-site septic system and wine process waste is disposed of through on-site treatment ponds. Solid waste is disposed of by Upper Valley Disposal.

## 9. Description of Project:

The Napa County Planning Division has received a request for a Minor Modification P22-00106-MM to modify the existing 3.0 million-gallon per year Mondavi Winery previously approved under Use Permit #U-68283 and subsequent use permit modifications to allow the following:

- a. Increase floor area from 192,948 sf to 225,144 sf (an increase of 32,196 sf – 14.3%), including a new ~1,000 sf visitor center and a new ~9,300 sf Pavilion;
- b. Construct a new ~35,000 sf canopy with ~3,305 sf of enclosed areas for administrative uses, such as lockers, restroom, and meeting room (the new enclosed floor area is included in the increased floor area above);
- c. Demolish the existing 10,907 sf south wing and replace with a reconfigured an ~16,660 sf south wing building (the additional floor area is included in the increased floor area above under bullet a.);
- d. Construct three (3) covered tasting terraces, one of the tasting terraces includes a 543-sf tasting building with a prep kitchen for cleaning of glasses and food pairings;
- e. Decrease parking from 362 to 316, along with the relocation and reconfiguration of the employee and visitor parking area;
- f. Modify the wastewater treatment ponds to accommodate construction of the new Pavilion;
- g. Potential installation of new package treatment system, should the proposed outdoor pavilion impact the existing process wastewater pond treatment capacity;
- h. New low water landscaping and hardscape improvements; including a new pollinator garden to provide plantings which will provide food resources for various pollinator species;
- i. Removal of 5.4 acres of existing vineyards. Southern portion of the existing visitor parking lot will become vineyards (approximately 2.0 acres), resulting in an overall net loss of approximately 3.5 acres of grapevines;
- j. Updates to the two (2) existing commercial kitchens (updates only, no expansion);
- k. Designation of new AB2004, onsite consumption areas; and,
- l. A Lot Line Adjustment to combine APNS -066 and -067.

The request also includes an exception to the Napa County Road and Street Standards, discussed below. There will be no modification to the existing production capacity, employees, number of visitors, marketing events, or hours of operation. The existing building square footage is currently 192,948 sf. The proposed building square footage is roughly an increase of 32,196 sf or 14.3%. This is below the 25% increase threshold established under 18.124.130(5) which qualifies this project as Minor Modification to an existing winery.

### Production improvements

The layout of the production spaces will be revised to accommodate more small lot production, which will increase the amount of production space needed. The existing receiving area will be modified to incorporate new equipment and a canopy. The existing approximately 5,500 sf open top canopy will be demolished. The existing production area will be remodeled and covered or enclosed to house barrel wash equipment and the additional small lot fermentation tanks proposed adjacent to the receiving area. A new approximately 35,000 sf canopy to the west will house tanks for processing existing bulk wine products. Approximately 3,305 sf new administrative spaces are incorporated into the canopy for offices, meeting rooms, and employee lockers. Existing production spaces will be reconfigured to incorporate additional barrel storage and tasting rooms. The existing warehouse use on the northeastern edge of the site will remain as is with some modifications for hospitality improvements as noted below and reflected in the project plans.

### Hospitality Improvements

The existing accessory to production ratio is 35%, with the proposed changes this will increase to 38% but is below the 40% accessory to production ratio requirement of County code.

The visitor parking area will be demolished and rebuilt with a capacity of 138 parking spaces, including six (6) standard accessible spaces, two (2) van accessible spaces, and seven (7) electric vehicle spaces. The project will result in an overall net decrease of 3.4 acres of vineyard on the project site; 5.4 acres are being removed as part of the modification, and 2.0 acres of new vines will be added to the southern portion of the reconfigured visitor parking lot. The new 2.0 acres of vineyard are located on slopes on less than 5% and are therefore not subject to an Erosion Control Plan (ECP). A +/- 1,000 sf guest reception building will be added at the northern side of the visitor parking area. Most of the existing South Wing building that includes hospitality and administrative offices will be demolished and rebuilt to integrate the vineyard garden and outdoor spaces. This building will include an upgraded commercial kitchen; the kitchen remodel is to upgrade existing appliances. No additional equipment beyond what is existing will be included in the kitchen. The menu will not have any significant changes and will maintain a seasonal update with a consistent focus on wine pairings and education.

The existing arch and tower will be preserved. The North Wing building nearest the parking lot will include remodeling the existing commercial kitchen, retail space, and will add a flexible space that can be utilized for community gatherings. The west (employee) parking lot will also be redesigned with a capacity of 179 parking spaces, including six (6) standard ADA spaces, two (2) van accessible spaces, five (5) electrical vehicle spaces, and six (6) bus parking spaces. A new approximately 9,300 building (the Pavilion) is proposed within the footprint of existing wastewater ponds on parcel 027-280-066. The existing ponds will be reshaped, to accommodate the new structure, resulting in the removal of one of the ponds. Should the proposed outdoor pavilion impact the existing process wastewater pond treatment capacity then the installation of new package treatment system will be required. A lot line adjustment is included as a condition of approval, which will be submitted upon use permit approval, and final occupancy of said structure will not be granted until the lot line adjustment has been recorded, and as such the Pavilion will be situated on the same parcel (027-280-067) as the existing winery. Onsite outdoor consumption areas will be offered at those areas depicted on the site plan, such as near the main winery and pavilion buildings.

#### Road and Street Standards Exception

The project also proposes an exception to the Road and Street Standards (RSS) for the access road to the proposed pavilion based on the subject parcel being located within the Local Responsibility Area (LRA) and not located within a Very High Fire Hazard Severity Zone. The applicant is seeking an exception to the horizontal clear width along an access road to the proposed Pavilion. All other portions of the proposed roadway will be improved to minimum design standards for commercial access, per the 2021 RSS. The RSS requires that commercial driveways shall be constructed to provide 22 feet of travel way and unobstructed vertical clearance of 13 feet, 6 inches along its entire length. This project proposes an access road to the Mayacamas pavilion which will be 14' wide for approximately 2000' with three (3) turnouts spaced between 484' to 575' apart. The access road is constrained by existing established vineyards. The applicant is proposing to install signage which restricts public access to the access road, so the access road to the Pavilion will only be used by shuttles, employees, and emergency vehicles to ensure the proposed design will minimize the potential for emergency response delay. The proposal was reviewed and was recommended for approval by the County of Napa Engineering Department.

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

The project is located on a 93.76-acre parcel (027-280-067), with proposed development, of the Mayacamas Pavilion, to also occur on the adjoining 32.75-acre parcel to the west (APN 027-280-066) which will be combined with the aforementioned APN (-067) if the project is approved. The project site is located on the west side of State Highway 29 approximately 3,400 feet north of Oakville Cross Road within the Agricultural Preserve (AP) Zoning District and within the Agricultural Resource General Plan Land Use Designation.

The surrounding land uses to the north and south are vineyards, to the west the land uses include vineyards and residences, and to the east there are vineyards, a winery, and residences. The closest residence to the project site is approximately 900 feet. The site is generally flat, with an average slope of 1.4% from west to east. The average slope from north to south is 1.1%.

#### 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, and an encroachment permit, 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**

#### **Other Agencies Contacted**

#### 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.?

Pursuant to Public Resources Code section 21080.3.1, invitation for tribal consultation was sent out on 12/6/2022 to the Yocha Dehe Wintun Nation, the Middletown Rancheria, and Mishewal Wappo Tribe of Alexander Valley. To date only one response was received from the Yocha Dehe who notes that the project site is not included within their aboriginal territories and, as such, did not have any comments on the project. No response was received from Middletown Rancheria and the Mishewal Wappo and, as such, the consultation period has closed.

**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

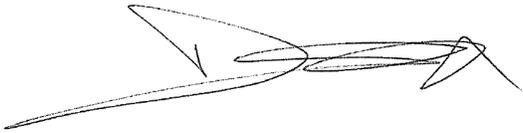
and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information 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.

On the basis of this initial evaluation:

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



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Name: \_\_\_\_\_ Dana Morrison, Planner III  
Napa County  
Planning, Building and Environmental Services Department

| I. <b>AESTHETICS.</b> 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 checked="" type="checkbox"/> | <input 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:

The proposed project, if approved, would not have a substantial adverse effect on a scenic vista nor substantially damage scenic resources or the existing character of the site and its surroundings.

a-c)

The project site is located on the Napa Valley Floor and is not within a County-established viewshed. Based on Napa County's online Parcel Data Reporting system (<https://www.countyofnapa.org/1935/Parcel-Data-Report>, accessed December 20, 2022), there are no rock outcroppings on the site, and slope on the property is generally flat, with typical soil types consisting of bale loam 0-2% slope, bale clay loam 0-2% slope and bale clay loam 2-5% slope. With no development proposed to occur on any lands with more than 15 percent slope, the proposed new physical project elements, including construction of a new pavilion building, are not subject to the requirements of Napa County Code Chapter 18.106 (Viewshed Protection Program).

The property fronts on State Route 29 (SR 29), a state highway under the jurisdiction of the California Department of Transportation (Caltrans). SR 29 is eligible but has not been officially designated as a scenic highway by Caltrans (Scenic Highways website, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed December 20, 2022). Though it is noted that SR 29 is not a state-designated scenic highway, it is also noted that the proposed project would not drastically change the appearance of the property as viewed from SR 29 and would not significantly change views of the property from the perspective of travelers on the State Route.

The majority of the proposed work is to replace and update existing structures. Additional structures proposed to be added with the project include:

- 1) The pavilion;
- 2) A guest reception building; and,
- 3) Administrative space within the ~35,000 canopy.

The pavilion would be one story and as such would not cause a significant change in the appearance of the property. The 9,300 sf pavilion would be behind (west of) the existing structures on-site and will be setback from Highway 29 approximately 4,000 feet. The pavilion will be designed to match the newly remodeled main winery facility with matching metal fascia with wood soffit for the roof, metal framed glazed windows and doors, and a dark concrete wall. All exterior wall, roof and siding materials will consist of neutral light and dark brown colors, along with greys and blacks, consistent with Standard Condition of Approval 6.5 Colors, below.

The guest reception building will be attached by a breezeway to the existing northeast wing (consisting of warehousing, retail, offices and back of house). The new reception building will be designed to match the newly refurbished main winery buildings, utilizing the same color and materials scheme, but will be smaller in mass and while visually blending in with the rest of the facility will be a clearly incidental structure. The addition of this building would not significantly change the appearance of the property as viewed from Highway 29, the nearest public right-of-way. The proposed project would therefore have a less than significant visual appearance.

d) There are no changes proposed to the days or hours of operations. There are three shifts during harvest, and two during non-harvest. There are 190 full time employees during harvest and 165 during non-harvest. There are no changes proposed to the number of employees per shift, or hours of shifts. Thus, there would no change to any existing nighttime lighting (after 6:00 p.m.) with the requested use permit modification. If the use permit modification is approved, the winery would be subject to the County's standard conditions of approval for wineries that limits outdoor lighting to the minimum necessary for operational and security needs. Up-lighting of buildings and landscaping is prohibited. The winery operators must keep lighting fixtures as low to the ground as possible and include shields to deflect their light downward. Avoidance of highly reflective surfaces would be required, as well, by the standard County conditions. These conditions would apply to all winery activities, excluding harvest activities but including any events that would occur outdoors, and the permittee(s) would be required to demonstrate compliance with the condition in their submittal of a building permit application. The text of the County's applicable standard conditions of approval is reproduced below:

**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 floodlighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.*

**6.5 COLORS**

*The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.*

Ongoing operations of the winery would also be subject to compliance with the following standard condition of approval:

**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.*
- b. *All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.*
- c. *The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.*
- d. *Designated trash enclosure areas shall be made available and properly maintained for intended use.*

With compliance with standard conditions of approval, the lighting impacts of the project would be less than significant.

Mitigation Measures:

None required.

| II. | AGRICULTURE AND FOREST RESOURCES. <sup>1</sup> 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
|     | b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |

Discussion:

a,e)  
 The California Department of Conservation maps much of the 93.76-acre and 32.75-acre parcels as Prime Farmland, excluding the development area of the winery and the on-site ponds which are mapped as Urban and Built-up Land or as Other Land (<https://www.conservation.ca.gov/dlrp/fmmp/Pages/Napa.aspx>, viewed December 8, 2022). The project site has an existing building area of approximately 189,629 sf. The proposed project includes modifications to the existing use permit that would improve existing facilities and expand the total building area to 225,144 sf (an increase of 32,196 sf or 14.3%). All except one modification (new pavilion) would be located next to existing infrastructure. The remodel would involve removing approximately 5.4 acres of existing vineyards. However, the southern portion of the existing visitor parking lot will become vineyards (approximately 2.0 acres), resulting in a loss of 3.4 acres of vineyard as a result of the project. Therefore, the modification of the winery’s use permit entitlements would not have the effect of reducing existing vineyard acreage. In addition, all existing and proposed winery structures and related infrastructure are consistent with the Napa County General Plan (General Plan) definition of “agriculture” (Policy AG/LU-2). The policy states the “continuation of the processing of agricultural products (in this case, grapes into wine) and expansion of the related, accessory uses (such as sales and marketing of agricultural products) are agricultural uses of land.” Therefore, the proposed project would have a less than significant impact with respect to conversion of farmland.

b)  
 The County’s zoning of the property is Agricultural Preserve (AP), and the General Plan land use designation of the property is Agricultural Resource. The proposed winery is consistent with the property’s zoning, as Napa County Code Section 18.16.020 lists wineries and related, accessory uses as conditionally permitted in the AP Districts. General Plan Policy AG/LU-21 also identifies processing of agricultural products (grape crushing/winemaking) as a use that is consistent with the Agricultural Resource land use designation. There is an active Williamson Act contract applicable to the property, if approved the project applicant will revise the contract to reflect the new property lines and acreages (based on the required Lot Line Adjustment). The project’s impacts would be less than significant.

c-d)

<sup>1</sup> “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.

The project site is zoned as AP and does not have any forest or timberland zoning. The site is in agricultural use and contains a vineyard and a fully functioning winery. There are no forest resources on the project site. The project would have no impact on forest resources.

Mitigation Measures:

None required.

| 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.

BAAQMD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies, or other technical information that may be in the Guidelines or Thresholds Justification Report. The Air District is currently working to revise any outdated information in the Guidelines as part of its update to the CEQA Guidelines and thresholds of significance.

a-b)  
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 PM2.5, 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 PM2.5 occasionally does reach unhealthy concentrations. There are multiple reasons for PM2.5 exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM2.5 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 PM2.5 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.

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. The proposed size of the entire facility is approximately 225,144 sf of enclosed floor area (winery building, winery office and hospitality) which represents an increase of approximately 32,196 sf of new floor area. The winery buildings include approximately 61,764 sf dedicated to accessory and hospitality uses (18,130 sf of which is dedicated to kitchens and tasting areas, which is less than the 47,000 square feet high quality restaurant screening criterion) and approximately 163,379 sf dedicated to production uses. Compared to the BAAQMD’s screening criterion of 47,000 sf (high quality restaurant) and 541,000 sf (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 site improvements. 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 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](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.

The BAAQMD defines public exposure to offensive odors as a potentially significant impact. However, land uses that are more commonly known generators of offensive odors typically include landfills and transfer stations, wastewater treatment plants, refineries, and heavy industrial and manufacturing plants. Production of wine and storage of wine barrels are not land uses that are typically associated with generation of offensive odors comparable to these types of industrial uses. Consistent with General Plan Policy AG/LU-15, odors that are associated with production of wine and other agricultural product processing facilities are considered acceptable elements of the County and its agricultural development goals. There are no other substantial air pollutant emissions that would be expected to occur for the winery beyond those discussed herein, and the nearest sensitive receptors (residences located on APNs 027-250-014-000 and 031-020-002) are approximately 900 feet northwest and 900 feet southeast, respectively in relation to the redesigned winery complex. This impact would be less than significant.

Mitigation Measures:

None 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 type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a-b)

According to the Napa County Environmental Resource Maps (based on the following layers – Natural Diversity Database (CNDDDB) and US Fish and Wildlife Critical Habitat) no known candidate, sensitive, or special status species have been identified as occurring within the project boundaries: except that the existing project is located at the edge of identified northern spotted owl habitat (NSO). However, as the site is already developed and disturbed it does not contain suitable habitat for the NSO. As such, the project would not have a substantial adverse effect on any special status species, or species of particular concern, as there are none identified in the project area. The project site is developed with a winery, vineyards, waste retention ponds and has little to no natural habitat where the project improvements are proposed. The proposed improvements will not require the removal of any native vegetation and will occur in areas previously disturbed and developed. The potential for this project to have a significant impact on special status species is less than significant.

c)

According to the Napa County Environmental Resource Maps (based on the following layers – wetlands & vernal pools) there are no wetlands on or near the property that would be affected by this project. The project 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, as such impacts will be less than significant.

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, because no sensitive natural communities have been identified on the property. As mentioned above, the proposed winery expansion area is developed and exhibits little quality habitat, as such impacts will be less than significant.

e-f)

This project would not interfere with any ordinances protecting biological resources. There are no tree preservation ordinances in effect in the County. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans. The project does not conflict with any County ordinance or requirement to preserve existing trees, and therefore is considered as not having potential for a significant impact.

Mitigation Measures:

None required.

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

Discussion:

a-b)  
 According to the Napa County Environmental Resource Maps (based on the following layers – Cultural Resources: Arch sensitive areas, Arch sites, Arch surveys, Historical sites, & Historic sites – lines) no historical or paleontological resources, sites or unique geological features have been identified on the property. However, there is an identified archeology site located in the center of Highway 29 which crosses onto the Mondavi parcel as well as the Nickel & Nickel parcel located across the Highway. However, the proposed winery expansion area is located within areas of the site that have previously been disturbed by the construction of the existing winery, parking area, driveway, and vineyards. Therefore, it is unlikely that cultural resources would be present at the proposed site. Invitation for tribal consultation was completed pursuant to AB 52 and one response was received from the Yocha Dehe Wintun Nation Pursuant to Public Resources dated December 22, 2022, indicating that the project site is not located within the aboriginal territories Yocha Dehe Wintun Nation. No response was received from the Mishewal Wappo or the Middletown Rancheria.

If resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist would be retained to investigate the site and a tribal representative would be contacted as applicable in accordance with the following standard condition of approval:

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 the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission shall be contacted by the permittee to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.*

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

Mitigation Measures:

None required.

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

Discussion:

a-b)

The project would consist of re-construction of existing, or new construction (<25% of existing square footage), of winery production and hospitality buildings, all of which must be designed to comply with the Building Energy Efficiency Standards of the California Code of Regulations, Title 24, Part 6 (California Energy Code) and Part 11 (California Green Building Standards Code). These standards are updated every three years, and the most recent update of the standards 2022 became effective January 1, 2023. The standards are intended to reduce wasteful consumption of energy in new buildings and building additions, and they are one means to facilitate implementation of broader efforts such as the energy efficiency goals of the California Public Utilities Commission (CPUC). The applicant for the project must demonstrate compliance with the standards in plans and supporting analyses submitted with the building permit application for construction of the new facilities associated with the project.

Though plans submitted with the use permit minor modification application are more conceptual than plans required for a building permit, the Voluntary Best Management Practices Checklist for Development Projects included with the application indicated the applicant's intent to connect to recycled water, manage storm water utilizing low-impact development, install water efficient landscaping, provide electrical vehicle charging stations, and limit the amount of grading required. The applicant also intends to become certified as a Napa Green Winery, and the applicant already produces local food and retains and reuses biomass material resulting from pruning. This impact would be less than significant.

Mitigation Measures:

None 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 substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|      | ii) Strong seismic ground shaking?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|      | iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|      | iv) Landslides?  | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>            | <input checked="" 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 wastewater 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:

Existing development on the site includes a winery, wastewater treatment ponds, and approximately 80 acres of vineyard on APN – 067, and approximate 26 acres of vineyards on APN -066. The main parcel (APN -067) is relatively flat, ranging from approximately 145 feet above mean sea level (msl) to approximately 200 feet above msl, the ground rises from the lower portion of the parcel along the Highway (where the main area of the existing winery is located) as you head west towards the retention ponds (0-5% slopes). The secondary parcel with the retention ponds (and future pavilion) is also relatively flat, ranging from approximately 190 feet above msl to approximately 240 msl (0-5% slope).

- a)
- i. There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed facility would result in a less than significant impact with regards to rupturing a known fault.
  - ii. All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.
  - iii. No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. According to the Napa County Environmental Resource Maps (based on the following layer – Liquefaction) the winery expansion area is in an area generally subject to a “medium” tendency to liquefy. All proposed improvements to the existing winery and new construction will be required to comply with all the latest building standards and codes at the time of construction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in result in less than significant impacts.
  - iv. According to the Napa County Environmental Resource Maps (based on the following layer – Landslides line, polygon, and geology layers) there are no landslide deposits on the property. Therefore, there would be no impact.

b)

The developed portions of the existing winery and proposed additions and modifications are characterized by bale loam (0-2% slopes), bale clay loam (0-2 % slopes) and bale clay loam (2-5% slopes) soils. These soil types are generally equal parts coarse sand particles, fine clay particles, and silt within roughly two feet of ground surface, and have a higher (roughly two-thirds) proportion of sand content at deeper profiles more than two feet below grade. For these two soil types that would be disturbed with the project, wind and soil erosion potential is low, with total erosion potential for each soil type calculated at 0.2 on a scale of 0.02 to 0.69 (U.S. Department of Agriculture, NRCS, Soil Survey website: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, viewed December 21, 2022; also see NRCS Soil Survey of Napa County, California [1978], page 9.) With low erosion potential and moderate infiltration rates characterizing the soils underlying the area of winery development, the risk of soil loss or erosion is considered to be low, and this impact would be less than significant.

c-d)

According to the Napa County Environmental Resource Maps (based on the following layers – Surficial Deposits, Geology), the majority of the property (vineyard areas and winery expansion areas) is underlain by undifferentiated Holocene fan deposits. Based on the Napa County Environmental Sensitivity Maps (layer – liquefaction) the property includes areas generally subject to a “medium” tendency to liquefy, corresponding to the respective underlying surficial deposits identified above.

The property is made up of a combination of soils including, bale loam (0-2% slopes), bale clay loam (2-5% slopes), and bale clay loam (0-2% slopes). The soils within the area of the existing winery building redevelopment area consist of bale loam 0-2%, while the soils within the area of the proposed hospitality building (pavilion) consist of bale clay loam (2-5%); the existing vineyards consist of bale loam (0-2%) and bale clay loam (0-2%). All proposed construction will be required to comply with all the latest building standards and codes at the time of construction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in less than significant impacts.

e) The Napa County Division of Environmental Health has reviewed this application and recommends approval based on the submitted wastewater feasibility report and septic improvement plans. Soils on the property have been determined to be adequate to support the proposed septic improvements including the winery’s process waste as well as the proposed number of visitors to the winery, therefore impacts would be less than significant.

f) The site has been significantly disturbed through past construction and grading activities associated with the existing winery and previously established agricultural (historically, orchard and corn, and currently, vineyard) uses of the project site. As discussed in **Section V, Cultural Resources**, of this initial study, there are no known archaeological resources sites on the property, and standard conditions of approval are recommended to address the potential discovery of unknown cultural and archaeological resources. There are no known paleontological resource discoveries on properties near the project site, and no significant geological features have been identified on the relatively flat property. Project impacts on paleontological and geological resources are anticipated to be less than significant.

Mitigation Measures:

None 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 BAAQMD adopted updated thresholds of significance for climate impacts (CEQA Thresholds for Evaluating the Significance of Climate Impacts, BAAQMD April 2022).<sup>2</sup> The updated thresholds to evaluate GHG and climate impacts from land use projects are qualitative and geared toward building and transportation projects. Per the BAAQMD, all other projects should be analyzed against either an adopted local Greenhouse Gas Reduction Strategy (i.e., Climate Action Plan (CAP)) or other threshold determined on a case-by-case basis by the Lead Agency. If a project is consistent with the State’s long-term climate goals of being carbon neutral by 2045, then a project would have a less-than-significant impact as endorsed by the California Supreme Court in Center for Biological Diversity v. Department of Fish & Wildlife (2015) 62 Cal. 4th 204). There is no proposed construction-related climate impact threshold at this time. Greenhouse gas (GHG) emissions from construction represent a very small portion of a project’s lifetime GHG emissions. The proposed thresholds for land use projects are designed to address operational GHG emissions which represent the vast majority of project GHG emissions.

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012, a Draft CAP (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the

<sup>2</sup> <https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>, April 2022

proposed CAP. In addition to reducing Napa County's GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for development of a local offset program. While the BOS acknowledged the plan's objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for establishment of a cost-effective local offset program. The BOS also requested that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions. In addition, the BOS recommended utilizing the emissions checklist and associated carbon stock and sequestration factors in the Draft CAP to assess and disclose potential GHG emissions associated with project development and operation pursuant to CEQA.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016 the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: 2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. On July 24, 2018, the County prepared a Notice of Preparation of a Draft Focused EIR for the Climate Action Plan. The review period was from July 24, 2018, through August 22, 2018. The Draft Focused EIR for the CAP was published May 9, 2019. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or online at <https://www.countyofnapa.org/589/Planning-Building-Environmental-Services>. The County's draft CAP was placed on hold, when the Climate Action Committee (CAC) began meeting on regional GHG reduction strategies in 2019. The County is currently preparing an updated CAP to provide a clear framework to determine what land use actions will be necessary to meet the State's adopted GHG reduction goals, including a quantitative and measurable strategy for achieving net zero emissions by 2045.

For the purposes of this assessment the carbon stock and sequestration factors identified within the 2012 Draft CAP are utilized to calculate and disclose potential GHG emissions associated with agricultural "construction" and development and with "ongoing" agricultural maintenance and operation, as further described below. The 2012 Draft CAP carbon stock and sequestration factors are utilized in this assessment because they provide the most generous estimate of potential emissions. As such, the County considers that the anticipated potential emissions resulting from the proposed project that are disclosed in this Initial Study reasonably reflect proposed conditions and therefore are considered appropriate and adequate for project impact assessment.

Regarding operational emissions, 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 CEQA Guidelines and the OPR Technical Advisory 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.

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. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less-than-significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT. Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

a-b)

Overall increases in Greenhouse Gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan. Consistent with these General Plan action items, Napa County participated in the development of a community-wide GHG emissions inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria and Significance of Thresholds [1,100 metric tons per year (MT) of carbon dioxide and carbon dioxide equivalents (CO<sub>2</sub>e)]. This threshold of significance is appropriate for evaluating projects in Napa County. During our ongoing planning effort, the County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). (Note: Pursuant to State CEQA Guidelines Section 15183, because this initial study assesses a project that is consistent with an adopted General Plan for which an environmental impact report (EIR) was prepared, it appropriately focuses on impacts which are “peculiar to the project,” rather than the cumulative impacts previously assessed.) For the purposes of this analysis potential GHG emissions associated with winery ‘construction’ and ‘development’ and with ‘ongoing’ winery operations have been discussed.

GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide, methane, ozone, and the fluorocarbons, that contribute to climate change (a widely accepted theory/science explain human effects on the atmosphere). Carbon Dioxide (CO<sub>2</sub>) gas, the principal greenhouse gas (GHG) being emitted by human activities, and whose concentration in the atmosphere is most affected by human activity, also serves as the reference gas to compare other greenhouse gases. Agricultural sources of carbon emissions include forest clearing, land-use changes, biomass burning, and farm equipment and management activity emissions ([http://www.climatechange.ca.gov/glossary/letter\\_c.html](http://www.climatechange.ca.gov/glossary/letter_c.html)). Equivalent Carbon Dioxide (CO<sub>2</sub>e) is the most commonly reported type of GHG emission and a way to get one number that approximates total emissions from all the different gasses that contribute to GHG (BAAMD CEQA Air Quality Guidelines, May 2017). In this case, carbon dioxide (CO<sub>2</sub>) is used as the reference atom/compound to obtain atmospheric carbon CO<sub>2</sub> effects of GHG. Carbon stocks are converted to carbon dioxide equivalents (CO<sub>2</sub>e) by multiplying the carbon total by 44/12 (or 3.67), which is the ratio of the atomic mass of a carbon dioxide molecule to the atomic mass of a carbon atom (<http://www.nciasi2.org/COLE/index.html>)

One time “Construction Emissions” associated with the 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). These emissions also include underground carbon stocks (or Soil carbon) associated with any existing vegetation that is proposed to be removed.

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

As discussed in the Air Quality section of this Initial Study, 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. The proposed size of the entire facility is approximately 225,144 sf of enclosed floor area (winery building, winery office and hospitality) which represents an increase of approximately 32,196 sf of new floor area. The winery buildings include approximately 61,764 sf dedicated to accessory and hospitality uses (18,130 sf of which consists of kitchen facilities and tasting areas which is less than the 47,000 square feet high quality restaurant screening criterion) and approximately 163,379 sf dedicated to production uses. Compared to the BAAQMD’s screening criterion of 47,000 sf (high quality restaurant) and 541,000 sf (general light industry) for NO<sub>x</sub> (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.

Furthermore, the applicant intends to implement the following GHG reduction methods at the winery: connection to recycled water, low impact development, water efficient landscape, electrical vehicle charging station(s), limit amount of grading and tree removal, and become a Certified Green Business or certified as a “Napa Green Winery”. The applicant is already implementing the following GHG reduction methods: preservation of developable open space in a conservation easement, planting of shade trees within 40 feet of the south side of the building elevation, local food production, retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site, and are participating in Napa Green at The Prisoner Winery Company.

GHG Emission reductions from local programs and project level actions, such as application of the Cal Green Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those winery features noted above would combine to further reduce emissions below BAAQMD thresholds. As indicated above, the County is currently preparing a CAP and as the part of the first phase of development and preparation of the CAP has released Final Technical Memorandum #1 (2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016). Table 1 of the Technical Memorandum indicates that 2% of the County’s GHG emissions in 2014 were a result of land use change. The increase in emissions expected as a result of the project would be relatively modest, and the project is in compliance with the

County's efforts to reduce emissions as described above. For these reasons, project impacts related to GHG emissions are considered less than significant.

Mitigation Measures:

None required.

| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/>            | <input checked="" 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-b)

The proposed project does not include expanded service and sales of wine, and service of food with wine pairings and instead is looking to redesign the existing production and hospitality spaces of the existing winery while maintaining existing production and hospitality numbers. These types of uses might utilize chemicals for purposes of cleaning and property maintenance activities but are not typically generators or users of significant quantities of hazardous materials. During construction of the improvements associated with the project, some hazardous materials, such as building coatings and adhesives would be utilized. However, given the quantities of hazardous materials and the limited duration of construction, their use on-site would result in less than significant impact.

The requested use permit minor modification does not include an increase in wine production. Therefore, effects of wine production and vineyard maintenance, both of which currently occur on the property, would be unchanged from previous conditions and would not involve utilization of additional chemicals such as fuels and fertilizers beyond what is already utilized. Previous years' hazardous materials inventories submitted to the County Environmental Health Division by winery and vineyard maintenance operations have listed gasoline, diesel, and propane fuels; fertilizer; sulfurous, tartaric, and citric acids; diatomaceous earth; propylene glycol; and ammonia among the specific chemicals used on-site. Pursuant to California Health and Safety Code, commencing with Section 25500, the project proponent and winery operator is required to file a Hazardous Materials Business Plan (HMBP) and to maintain a Hazardous Waste permit with the Napa County Environmental Health Division. As authorized by Napa County Code Section 16.28.120, County Environmental Health Division staff is authorized to collect permit fees and to conduct periodic

inspections under the HMBP; County staff conducts these inspections every three years or more frequently as needed to confirm ongoing compliance or identify corrective measures for compliance with state regulations for management of hazardous materials. With compliance with regulatory requirements for use of hazardous materials, the project's impacts would be less than significant.

c)

The winery and proposed modifications thereto would not affect schools within one-quarter mile. The school closest to the subject property is Yountville Elementary School, which is over four miles southeast of the Robert Mondavi Winery property as such impacts would be less than significant.

d)

Not applicable to the project. The Robert Mondavi Winery property is not on any state agency list maintained pursuant to Government Code Section 65962.5, of identified hazardous materials sites in Napa County, (<https://dtsc.ca.gov/dtscs-cortese-list/> and <https://www.envirostor.dtsc.ca.gov/public/search?basic=True>, viewed December 20, 2022).

e)

The requested use permit minor modification would not cause an unsafe condition within two miles of a public airport or airstrip, as the subject parcel is not within two miles of any public airport or airstrip. There are two public use airports in the County: Angwin-Parrett Field and Napa County Airport. Angwin-Parrett Field is over seven miles northeast of the project site, and the Napa County Airport is over 18 miles southeast of the site. The Robert Mondavi Winery property is outside of the boundaries of the land use compatibility plans for both airports.

River Meadow Farm, located at 1019 Rutherford Road and approximately two miles northeast of the project site, has Napa County use permit approval for a private use heliport (Use Permit No. U-347778, approved June 7, 1978; U.S. Federal Aviation Administration Location Identification No. 7CA9). While the project site is within two miles of a private heliport, the existing winery use and requested use permit minor modification exclude any air travel component or on-site aircraft landing facilities that could contribute to increased air traffic in the immediate area. The project also excludes any increase in the height of any existing wine production or barn structure on-site, and the proposed production building expansion would be shorter than existing winery buildings to which it would be proximate. The use permit minor modification request, if approved, would be conditioned to preclude any up lighting that could cause visual or physical interference with existing air traffic that may occur to or from that heliport. The project's impacts would therefore be less than significant. (Also see Section I, Aesthetics, of this initial study.)

f)

The Napa County Emergency Operations Plan (EOP) outlines procedures, including establishing leadership roles and responsibilities of various agency staff, which guide local preparedness, response, recovery, and resource management efforts associated with the occurrence of a natural disaster, significant emergency, or other major threat to public safety. No component of the project would result in permanent closure or obstruction of right-of-way adjacent to the site (State Route 29) so as to impede emergency access or response, and no component of the implementation of the EOP would otherwise be impaired by the requested use permit minor modification. The project would have no impact.

g)

The property is currently developed with winery facilities on the westernmost one-third of the site, with the remaining two-thirds of the property planted in vineyards. The Napa County General Plan (Figure SAF-2) indicates that the property is within a Local Responsibility Area for fire protection services and has a low risk of damage from wildland fires. The property does not abut any natural forested or grassland areas; rather, lands in the vicinity of the property are paved roadways (State Route 29 west of the parcel) or are also developed with wineries and vineyard plantings. In accordance with building code requirements for commercial buildings and the new production building expansion, new guest reception building, and new pavilion would be equipped with fire suppression sprinklers. The property is within emergency response area of Napa County fire protection services and is within 1.5 miles of the volunteer Station 15 located near the intersection of State Route 29 and Rutherford Road, northwest of the site. The project's impacts would be less than significant.

Mitigation Measures:

None required.

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| 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: |                                |   |                                     |                                     |
| 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:

On January 14, 2014, Governor Jerry Brown declared a drought emergency in the state of California. That declaration was followed up on April 1, 2015, when the Governor directed the State Water Resources Control Board to implement mandatory water reductions in cities and town across California to reduce water usage by 25 percent. These water restrictions do not apply to agricultural users. However, on April 7, 2017, Governor Jerry Brown signed an executive order lifting California's drought emergency in all but four counties (Fresno, Kings, Tulare, and Tuolumne). The County of Napa had not adopted or implemented any additional mandatory water use restrictions. The County requires all discretionary permit applicants 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.

In March 2022, Governor Newsom enacted Executive Order N-7-22, which requires prior to approval of a new groundwater well (or approval of an alteration to an existing well) in a basin subject to the Sustainable Groundwater Management Act and that is classified as medium- or high-priority, obtaining written verification from the GSA (Groundwater Sustainability Agency) managing the basin that groundwater extraction would not be inconsistent with any sustainable groundwater management program established in any applicable GSP (Groundwater Sustainability Plan) and would not decrease the likelihood of achieving sustainability goals for the basin covered by a GSP, or that the it is determined first that extraction of groundwater from the new/proposed well is (1) not likely to interfere with the production and functioning of existing nearby wells, and (2) not likely to cause subsidence that would adversely impact or damage nearby infrastructure. Because the project contains an existing well which is not being altered, Executive Order N-7-22 does not apply.

On March 8, 2022, and August 9, 2022, the Napa County Board of Supervisors adopted resolutions proclaiming a continued state of Local Emergency due to the 2021-2022 drought. On June 7, 2022, the Napa County Board of Supervisors provided direction regarding interim procedures to implement Executive Order N-7-22 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 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.

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

In 2009, Napa County began a comprehensive study of its groundwater resources to meet identified action items in the County's 2008 General Plan update. The study, by Lohdorff and Scalmanini Consulting Engineers (LSCE), emphasized developing a sound understanding of groundwater conditions and implementing an expanded groundwater monitoring and data management program as a foundation for integrated water resources planning and dissemination of water resources information. The 2011 baseline study by LSCE, which included over 600 wells and data going back over 50 years, concluded that "the groundwater levels in Napa County are stable, except for portions of the MST district". Most wells elsewhere within the Napa Valley floor with a sufficient record indicate that groundwater levels are more affected by climatic conditions, are within historical levels, and seem to recover from dry periods during subsequent wet or normal periods. The LSCE Study also concluded that, on a regional scale, there appear to be no current groundwater quality issues except north of Calistoga (mostly naturally occurring boron and trace metals) and in the Carneros region (mostly salinity). The subject property is located within the Western Mountains subarea of Napa County according to the Napa County Groundwater Monitoring Plan 2013.

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

The project is categorized as "Valley" based upon current County Water Availability Analysis policies; however, the project is not proposing any changes which increase groundwater use (no changes to production levels, visitors, marketing events, employees, etc.), and water for the winery is actually provided by the City of Napa. Landscaping is changing but based the planting schedule and plants selected there is actually a slight decrease in overall landscaping water use. As such, no Water Availability Analysis was required as part of this Minor Modification.

a)

The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. According to the Wastewater Feasibility Study prepared by Summit Engineering, Inc., dated September 27, 2022, there are no modifications proposed to the existing winery production capacity, number of employees, or visitation and marketing plan. The existing process wastewater and sanitary sewage systems are sized to treat the existing flows. The study indicates that a package treatment system would be installed should the proposed outdoor pavilion impact the existing process wastewater pond treatment capacity. With no change in winery production capacity, employees or visitors, and the alternative package treatment plant, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. As such, impacts are less than significant.

b)

Currently, domestic and process water for the winery is provided through municipal water and will continue to be so.; a will serve letter from the City of Napa was included in the submittal. Conditions of Approval from the will serve letter have been included in the project's COAs. As there is no change to winery production, employees, visitation or marketing events, no change in water demand for these uses is anticipated. The winery does use groundwater for landscaping and vineyard irrigation. The landscape/vineyard irrigation calculation provided by the applicant reflects proposed water use is slightly less than the existing conditions due to the removal of lawn and some vineyards; existing water use was 99.99 af/yr and proposed water use post-project is 99.97 af/yr. Overall this is a decrease in irrigation water use of 0.02 af/yr, while this is above the new Groundwater Sustainability Plan (GSP) water limit use for the project, based on its size, of 37.95 af/yr  $[(93.75 + 32.75 \text{ acres}) \times 0.3]$ . However, the proposed project is consistent with the GSP as it does not result in an increase of existing water use, overall ground water use is decreasing from 99.99 af/yr to 99.97 af/yr. No changes to the existing water us for APN -067 are anticipated, the project does not result in the removal of any vines. The vineyard irrigation water demand for this parcel would remain the same and the domestic water for the pavilion will be provided through

City Water. The applicant will be required to submit water efficient landscape calculations with their building permit submittal to confirm landscape irrigation demand for the project of the newly proposed landscaping. As such, impacts are less than significant.

c) The majority of the proposed work would take place on the flat, existing developed area of the winery. 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. Per the BASMAA report by Summit Engineering, Inc. dated July 2022, the existing drainage pattern will be preserved where feasible, and the improvements are outside of creek setbacks. The preliminary grading and drainage plans have been reviewed by the Engineering Division. The proposed project would implement standard storm water 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 parcels are located outside of the 100- and 500-year flood hazard boundaries. The parcel is not located in an area that is subject to inundation by tsunamis, seiche, or mudflows. No impact would occur.

e) In January 2022 the Groundwater Sustainability Agency (GSA) adopted a Groundwater Sustainability Plan (GSP). As discussed above, the project would not result in an impact to water use and would therefore comply with the GSP. Furthermore, as a valley floor parcel the project would be subject to the new valley floor water use criteria of 0.3 af/ac/yr of water use. This would be 37.95 af/yr [(93.76 + 32.75 acres) X 0.3 af/ac/yr]. As discussed earlier, the proposed water use of 99.97 af/yr is above the GSA limitation but is less than the existing water use of 99.99 af/yr. As such, this is consistent with the GSP as the project results in a decrease (-0.02 af/y) in groundwater use compared to existing conditions. 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 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 checked="" type="checkbox"/> | <input 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 project site is currently developed with vineyards, winery structures, and other accessory structures such as mechanical and equipment buildings. The proposed project would not change the existing agricultural use of the property, as new vineyard is proposed to be planted to account for any vines lost as a result of the project, resulting in no decrease of agriculture on site. The Napa County General Plan (Policy AG/LU-2) defines agriculture as the raising of crops, trees, and livestock; the production and processing of agricultural products; and related marketing, sales, and other accessory uses. The surrounding land uses are also predominantly agricultural land uses (vineyards and wineries) on large parcels, and therefore, the existing vineyard, winery and accessory structures are consistent with the development pattern of the properties surrounding the site. The proposed project does not include any permit modifications that would introduce non-agricultural use to the property nor

interfere with other existing agricultural or residential uses on nearby properties. The proposed project would integrate with the property's surroundings and would not physically divide an established community, and thus, would have a less than significant impact.

b) The use permit modifications would not change the agricultural use of the property which includes agricultural product processing (winemaking from grapes) and related, accessory uses. The requested use permit minor modification is generally consistent with the uses described in General Plan Goal AG/LU-1 and Policies AG/LU-1, AG/LU-2. The proposed project is also consistent with General Plan Policy AG/LU-9, which was specifically adopted by the Board of Supervisors as a mitigation measure of the General Plan EIR and is intended to prioritize preservation of farmland in the County. Napa County Code Section 18.16.030 also identifies wineries as conditionally permitted uses within the AP District where the site is located. The vineyard supports the economic viability of agriculture within the County consistent with General Plan Agricultural Preservation and Land Use Policy AG/LU-4 ("The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space...") and General Plan Economic Development Policy E-1 (The County's economic development will focus on ensuring the continued viability of agriculture...).

The General Plan includes two policies (Policy AG/LU-10 and Community Character Element Policy CC-2) requiring new wineries to be designed generally of a high architectural quality for the site and its surroundings. Although Mondavi is not a new winery, the use permit minor modification includes a request to construct a new winery building. As depicted in the plans submitted with the use permit minor modification application, the proposed winery buildings would be redesigned and/or built using concrete finished in stucco in neutral light and dark brown colors, or dark concrete in the case of the pavilion with matching roof, windows, and doors. Combined with the deep building setback and placement of the new structure behind the existing winery buildings (see Section I, Aesthetics, of this initial study), these neutral color selections would reduce the prominence of the winery building expansion from the perspective of the nearest public vantage point of State Route 29.

There are no stream or ephemerals located on the subject parcel. With no portion of the property having a slope in excess of 15 percent, the proposed new physical project elements, including construction of a new fermentation building expansion, are not subject to the requirements of Napa County Code Chapter 18.106 (Viewshed Protection Program) and so would not conflict with the aesthetic regulations of that code chapter. For these reasons, the project is not anticipated to 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. The impact would be less than significant.

Mitigation Measures:

None 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 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:

a)  
 The proposed project would cause a temporary increase in noise levels as a result of construction of the building and site modifications, including grading for new landscaping and surface parking areas. Examples of construction equipment that would be associated with site improvements include bulldozers for grading, along with smaller-scale equipment necessary for installation of planting or building details. Noise levels generated from such equipment has been measured as high as 90 decibels at 50 feet from the source ([https://www.fhwa.dot.gov/environment/noise/construction\\_noise/handbook/handbook09.cfm](https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm), viewed December 8, 2022). With a six-decibel reduction in noise levels per doubling of distance from the source, and with the County's noise threshold of 75 A-weighted decibels (dBA, a measurement of sound that mimics human hearing by de-emphasizing low- and very-high frequency sound) during daytime hours for construction noise effects on residential uses (County Code Section 8.16.080), a residence located within approximately 1000 feet of the location of construction activities could potentially be affected by construction noise generated by grading or construction activities associated with the project. The closest receptor to the winery property is an off-site residence located on APN 031-020-002 approximately 1000 feet southeast from where grading and construction would occur. With no residence within 400 feet of any area of construction on the property, construction-related noise impacts would be less than significant. Nonetheless, the project would be subject to standard conditions of development in Napa County that are intended to reduce to acceptable levels the potential impacts of construction-related noise on neighboring uses, by requiring mufflers on construction equipment, prohibiting operation of noise-disturbing construction tools or equipment between the hours of 7:00 p.m. and 7:00 a.m., and limiting construction and vineyard installation noise levels measured at property lines to 75 dBA between the hours of 7:00 a.m. and 7:00 p.m.:

**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 8:00 a.m. to 5:00 p.m.*

The proposed project does not involve changes to the approved marketing program or an increase in production that have the potential to generate higher noise levels as a result of larger assemblies compared to the event sizes allowed under the current use permit entitlement, as such impacts will be less than significant.

b)  
 Groundborne vibration can occur as a result of movement of heavy machinery, such as large vehicles on uneven road surfaces, or as a result of impactful construction activity such as pile driving or blasting. There are no ongoing activities related to project operations that would cause groundborne vibrations, though the project includes construction of new structures and surface installations (parking stalls, new roads, and new tasting pavilion) on-site. Site preparations for this construction, as well as grading necessary for the revised parking areas, would not require pile driving or blasting but would require soil movement and excavation conducted by heavy equipment, as described in section XIII.a, above. These

excavation and grading activities, though construction-related and therefore temporary in nature, could generate groundborne vibrations. Noise regulations in County Code Chapter 8.16 do not include specific criteria for groundborne vibration. In the absence of local County criteria for vibration analysis, this initial study utilizes the guidance in the "Transit Noise and Vibration Impact Assessment Manual" (2018) prepared for the Federal Transit Administration (FTA, online at [https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123\\_0.pdf](https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf), viewed December 8, 2022). While the project is not a transit project, the noise levels generated by heavy construction equipment that would be used for construction of the project are similar to those that would be generated by locomotive engines (85-90 decibels).

The guidance in the FTA manual suggests screening criteria for different land use types, from the most sensitive land uses such as recording studios and research facilities that rely on vibration sensitive equipment, to comparably less sensitive institutional facilities occupied by potentially sensitive receptors during days and residences occupied by sleeping residents at night. Projects that do not fall within the screening criteria are not considered to have a significant groundborne vibration impact on a sensitive receptor, and no further analysis is required.

Land uses proximate to the project site include winery, vineyard management (office), and residential uses. There are no highly vibration-sensitive land uses in the general vicinity of the property. Table 6-8, Screening Distances for Vibration Assessments, of the FTA "Transit Noise and Vibration Impact Assessment Manual" indicates that a residential use located within 200 feet of the right-of-way of a conventional railroad track could potentially be negatively affected by groundborne vibration from the source, and an office type of use could be impacted if it was within 120 feet of the vibration source. Translating this criterion to the requested use permit minor modification, a residence within 200 feet of areas of excavation (e.g., courtyard landscaping, production building expansion, surface parking lot) could potentially be negatively impacted by groundborne vibration from the project. As described above, the closest residences are 900 or more feet from these areas so the project would not have a significant impact related to groundborne vibration.

c) The requested use permit minor modification would not expose people to excessive noise levels from air traffic. There are two public use airports in the County for which the County has adopted an airport land use compatibility plan: Angwin-Parrett Field and Napa County Airport. Angwin-Parrett Field is over seven miles northeast of the project site, and the Napa County Airport is over 18 miles southeast of the site. The Robert Mondavi Winery property is outside of the boundaries of the land use compatibility plans for both airports.

River Meadow Farm, located at 1019 Rutherford Road and approximately two miles northeast of the project site, has Napa County use permit approval for a private use heliport (Use Permit No. U-347778, approved June 7, 1978; U.S. Federal Aviation Administration Location Identification No. 7CA9), though it does not have a land use compatibility plan. While the project site is within two miles of a private heliport, the existing winery use and requested use permit minor modification excludes any air travel component. With no element of the project generating additional air traffic to or from this private landing pad, no aircraft-related noise impacts would be generated by the project.

Mitigation Measures

None 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 requested use permit minor modification would facilitate ongoing operation of an existing winery. The proposed permit modifications mainly serve to improve existing visitor serving uses and change to small batch brewing; the project does not involve a change to the marketing plan, production, or changes in the number of employees or hours of operation.

The project would be subject to County Code Section 18.107.060 (Nonresidential developments – Housing fee requirement), which requires developers of nonresidential projects to pay a fee to help meet demand for local affordable housing. The modifications do not propose any new infrastructure that might induce growth by extending services outside of the boundaries of any of the winery owner’s properties. Absent an increase in new employees, with enforcement of the County’s housing impact mitigation fee, and without an expansion of services or infrastructure beyond the boundaries of the project site, the project would have a less than significant impact on population growth.

b)  
There are no residences on the property. The proposed use permit modification does not include any modifications that would affect housing; thus, no residents would be displaced, and there would be no impact.

Mitigation Measures:

None required.

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

Discussion:

a)  
Public services are currently provided to the surrounding project area and the additional demand placed on existing services as a result of the proposed project would be minimal. Fire protection measures would be required as part of the development pursuant to Napa County Fire Marshall conditions and there would be no foreseeable impact to emergency response times with compliance with these conditions of approval. The Fire Department and Engineering Services Division have reviewed the application and recommend approval, as conditioned. School impact fees,

which assist local school districts with capacity building measures, would be levied pursuant to building permit submittal. The proposed project would have minimal impact on public parks.

The property is located within the service areas of both the Napa County Sheriff's Department (Beat 4), as well as the Napa County Fire Department (Napa County Baseline Data Report, Figure 13-3, and Table 13-9). The winery facilities proposed to be repurposed or built with this use permit minor modification request would be inspected by County building inspectors and fire prevention officials to ensure that construction occurs in accordance with current Building and Fire Codes applicable at the time of submittal of the requisite building permit application. If approved, the requested use permit minor modification would facilitate the continued operation and expansion of an existing winery on-site of an existing vineyard. 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 north 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 minor modification. Also, see discussion under **Section XVI, Recreation**, of this initial study. Impacts of the project would be less than significant.

Mitigation Measures:

None 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 type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?      | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Discussion:

a)  
The requested use permit minor modification does not include any residential component and would not lead to the accompanying introduction of new residents or increase the number of employees and visitors to the property. As such, there would be no impact as a result of the proposed project.

b)  
No new parks or other public recreational amenities are proposed to be built with or as a result of the proposed winery modifications. The proposed project would have no impact.

Mitigation Measures:

None 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) The proposed Modification has been reviewed by the Engineering, Public Works and Fire Department and it was determined that the proposed modification would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities nor would it result in inadequate emergency access. The project also proposes an exception to the Road and Street Standards (RSS) for the access road to the proposed pavilion based on the subject parcel being located within the Local Responsibility Area (LRA) and not located within a Very High Fire Hazard Severity Zone. The applicant is seeking an exception to the horizontal clear width along an access road to the proposed Pavilion. All other portions of the proposed roadway will be improved to minimum design standards for commercial access, per the 2021 RSS. The RSS requires that commercial driveways shall be constructed to provide 22 feet of travel way and unobstructed vertical clearance of 13 feet, 6 inches along its entire length. This project proposes an access road to the Mayacamas pavilion which will be 14' wide for approximately 2000' with three (3) turnouts spaced between 484' to 575' apart. The access road is constrained by existing established vineyards. The applicant is proposing to install signage which restricts public access to the access road, so the access road to the Pavilion shall only be used by shuttles, employees, and emergency vehicles to ensure the proposed design will minimize the potential for emergency response delay. The proposal was reviewed and approved by the County of Napa Engineering Department. Therefore, the proposed project would have a less than significant impact.

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 sf, 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 sf". 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.

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. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less than significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT.

Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

The applicant submitted a Trip Generation Worksheet for the Project, prepared by Summit Engineering, supplied in July 2022. The project does not propose any changes to existing production, employees, visitation, or marketing and as such would not result in an increase in trips. Maximum employee and visitor/guest data for the harvest/crush season, the proposed project would remain the same as existing 1,360 daily trips on a weekday and 1,644 daily trips on a Saturday. While this is above the 110-trip threshold in the Office of Planning and Research guidelines and the County's TIS Guidelines and VMT screening criteria. However, as noted above, this is the same as existing daily trips and no new trips are proposed. Employee and guest incentives include staggered employee work hours, ride share opportunities, and "car free" tourism as described in the program of the Napa Valley Destination Council and Napa Valley Transportation Agency. The Department of Public Works has reviewed the project and approved it as conditioned. 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 362 parking spaces and proposes 317 parking spaces resulting in a decrease of 45 parking spaces. As noted previously, there are no proposed increase in employees or visitors that would create a demand for additional parking. The proposed project would not be in conflict with General Plan Policy CIR-14.

Mitigation Measures:

None required.

| <b>XVIII. TRIBAL CULTURAL RESOURCES.</b> 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a-b) On December 2, 2022, the Napa County Planning Division contacted Native American individuals and organizations for the Napa Valley area, providing a description of the project and extending an invitation for consultation on the identification, presence, and significance of tribal cultural resources in the project vicinity. During the 30-day comment period, one response was received from the Yocha Dehe Wintun Nation on December 22, 2022, indicating that the project site is not located within the aboriginal territories Yocha Dehe Wintun Nation. No response was received from the Mishewal Wappo or the Middletown Rancheria.

Mitigation Measures:

None 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, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|      | b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|      | c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|      | d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|      | e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?  | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a)  
Utility infrastructure necessary to serve the winery, including water, wastewater treatment, and storm drainage, does not require alteration for this proposed minor modification; additionally, though it is not anticipated, it is noted that a new package treatment system may need to be installed at the pavilion, should the new structure impact the existing process. However, these services (and the potentially new package treatment system) would continue to be accommodated on the property within the existing boundaries of the project site. The project does not require the construction of new or expanded power, natural gas, water, wastewater, or telecommunications facilities. Grading for the construction and installation of the updated stormwater system would be subject to the dust suppression measures listed in **Section III, Air Quality**, of this initial study. Given these measures, impacts would be less than significant.

b)  
As discussed in additional detail in **Section X, Hydrology and Water Quality**, of this initial study, there is no change in water usage under the requested use permit minor modification. With a parcel size of 126.5 acres (93.75 + 32.75 – the combined parcel size, if approved and after Lot Line Adjustment) the groundwater demands of existing and requested uses on the project area are compliant with the GSP no increase in existing groundwater use requirement, though as noted earlier the water use is above the acceptable threshold of 0.3 acre-foot per parcel acre per year for properties located on the Valley Floor (0.3 x 126.5 = 37.95 af/yr). The existing ground water use for the winery landscaping and vineyard is 99.99 af/yr and the proposed ground water use is 99.97 af/yr, while both are above the GSP allocation of 37.95 af/yr it is consistent with code as the modification is not increasing existing groundwater uses. The project will result in a slight decrease of existing groundwater use. As discussed earlier the process, emergency, and domestic water are provided by the City of Napa, while the vineyard and landscaping are watered utilizing groundwater. The project proposes to remove 3.5 acres of vineyard and replace/redesign existing landscaping (including removal of a large lawn) resulting in a new water use of 99.97 af/yr, a decrease from the existing water of 0.02 af/yr. The project would have a less than significant impact.

c) Not applicable to this project. Wastewater generated, would continue to be treated on-site by the existing wastewater treatment systems and would not require a wastewater treatment provider. Will-serve letters or commitments from a wastewater treatment provider are not necessary for the project. Impacts would be less than significant.

d-e)

Non-recyclable and non-organic waste generated by operations on the property is collected by the Upper Valley Disposal Service and ultimately deposited at the Clover Flat Landfill located in Calistoga (Napa County Baseline Data Report, page 13-6). According to 2019 correspondence from an agent of the landfill and posted on the California Department of Resources Recycling and Recovery ([www.calrecycle.ca.gov](http://www.calrecycle.ca.gov), letter from Neil Edgar, Edgar & Associates, to Peter Ex, Napa County Local Enforcement Agency), Clover Flat has adequate capacity remaining to accommodate any non-recyclable and non-organic waste generated from the expanded winery. More specifically, the landfill has a permitted capacity of 4.56 million cubic yards, and as of November 2019, had over half (2.4 million cubic yards) of its permitted capacity remaining with an anticipated closure date in 2047. Finally, the applicant already produces local food and retains and reuses biomass material resulting from pruning. The project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

Mitigation Measures:

None required.

| 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 off State Route 29 meets commercial standards as defined in the RSS. The request includes an exception to the RSS for an onsite access road to the proposed pavilion. However, the access road provides adequate access for emergency vehicles, as reviewed by the Engineering and Fire Divisions of the County of Napa. 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 major threat to public safety. No component of the project would result in permanent closure or obstruction of adjacent public right-of-way (State Route 29), and no component of the implementation of the EOP would otherwise be impaired by the requested use permit minor modification.

b-c)  
 The property is located in a Local Responsibility Area for fire protection services. The property is not located in an area of wildland fire interface nor in an area of high or moderate fire risk (Napa County General Plan, Figure SAF-2 and Napa County Fire Hazard Severity Zone GIS layer). The property is also in a very low-density location, with fewer than 10 single-family residences on smaller lots (0.5 to four acres) located within 900 feet of the site. The predominant development pattern consists of wineries built on large parcels (15 to 100 or more acres in size) and surrounded by planted and irrigated vineyards. The nearest areas of very high fire risk in the State Responsibility Area are located west of the project site where the valley floor begins to rise and are separated from the bulk of the Robert Mondavi Winery property by planted and irrigated vineyards. However, the new pavilion will be closer to this area but will be separated from the SRA by a water processing pond and planted and irrigated vineyards.

Utility infrastructure providing power to the property is currently in place and serves the existing wine production facility. The project involves on-site driveway modifications for additional parking and internal building fire sprinklers required by the California Building Code, as well as a new road to access the new pavilion, water lines or other installations necessary to support fire suppression efforts would be needed for the project.

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 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 type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|      | b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|      | c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:  
 a)  
 The project site has been previously developed and disturbed with existing vineyard plantings, buildings associated with wine production and hospitality, parking areas, and associated infrastructure, as well as vineyard maintenance. Construction of the proposed winery building improvements and expansions, as well as the revised parking and roadways, would occur in previously disturbed areas on the property and/or proximate to existing buildings. Expanded parking areas would be constructed in parts of the property that have been previously disturbed and planted with grapevines or ornamental landscaping. Visual impacts of the project would be less than significant, as the project includes reuse of existing buildings currently visible from SR 29, and new construction of the winery building expansion would be behind the existing fermentation barns so as not to be visible from SR 29. As previously described, none of the proposed site modifications would be subject to creek setbacks nor likely to disturb any sensitive species. Standard conditions of approval, described above in **Section V, Cultural resources**, would address

potentially undiscovered sensitive cultural resources due to the location of the project site in a highly sensitive area for archaeological resources. With standard Napa County conditions of approval, impacts of the project would be less than significant.

b)

The project would not result in any impacts that are individually limited, but cumulatively significant. The proposed project would not have the effect of increasing water usage of the winery, as there are no changes to operations or production practices that would trigger an increase in water use demand, and, furthermore, water for the winery is provided by the City of Napa. Landscaping and vineyard irrigation is provided utilizing groundwater; however, the proposed changes are resulting in a decrease in water use from 99.99 to 99.97 af/yr. The existing and proposed water use do exceed the new GSP, Valley Floor's, threshold of 0.3 af/ac/yr resulting in maximum water use of 37.95 af/yr  $[(93.75\text{-acres} + 32.75) \times 0.3 \text{ af/ac/yr}]$ . The proposed water use of 99.97 af/yr is above this limit, but is below the existing water use of 99.99 af/yr. As such, the project is consistent with the GSP as it is resulting in a decrease in groundwater use compared to existing conditions. Likewise, the approval of the requested modification would not increase traffic generation to and from the parcel. Noise and air quality impacts associated with construction of building and site improvements would be temporary in nature, and so would be less than significant. Construction and operational noise and air quality impacts are also anticipated to be less than significant due to the large size of the parcel and adjacent parcels, such that there are no sensitive receptors within 900 feet of proposed areas of construction. The project supports the BAAQMD's Clean Air Plan to reduce regional emissions ozone, ozone precursors, particulate matter, toxic air contaminants, greenhouse gases, and other sources of air pollution, through its continued use of on-site renewable (solar) energy, solar water heating, and building design that includes a cool roof and passive lighting.

c)

There are no schools, hospitals, or residences housing potentially sensitive receptors within 900 feet of the project site. Noise from construction of proposed winery facilities would be temporary; would be limited to daytime hours, in accordance with the standard County condition of approval noted in **Section XIII, Noise**, of this initial study; and would be subject to best management practices intended to limit fugitive dust and protect stormwater quality, also in accordance with standard conditions noted in **Section III, Air Quality**, of this initial study. Compliance with permit regulations governing the design and/or periodic inspection of stormwater and floodplain management improvement, wastewater treatment systems, and hazardous materials storage facilities, as described in **Section VII, Geology and Soils**, **Section IX, Hazards and Hazardous Materials**, and **Section X, Hydrology and Water Quality**, of this initial study would ensure preservation of public health and safety by minimizing risk of contamination of surface or groundwaters. The project would have a less than significant impact.

Mitigation Measures:

None required.

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