

ARCHIVE

Planning

Cover Sheet

APN	022-080-025-000
Permit #	P0210541
Program	USE
DocType	ENVR
Street #	3199
Street Name	St Helena Hwy N-
Year	



COUNTY OF NAPA
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 THIRD ST., ROOM 210
NAPA, CA 94559
(707) 253-4416

Initial Study Checklist
(reference CEQA, Appendix G)

1. **Project title:** VMadrona Cellars, P04-0541-UP
2. **Property owner:** Christopher & Pauline Tilley, 901 Skibo Lane, Mamaroneck, NY 10543
3. **Contact person and phone number:** Barbara Abate, Planner III, (707) 253-4417
4. **Project location and APN:** Located on a 7.85 acre parcel on the west side of State Highway 29 (St. Helena Hwy North) approximately 100 feet north of its intersection with Ehlers Lane within an Agricultural Watershed (AW) zoning district. APN: 22-080-025, 3199 St. Helena Hwy North, St. Helena, CA
5. **Project sponsor's name and address:** Christopher & Pauline Tilley, 901 Skibo Lane, Mamaroneck, NY 10543
6. **General Plan description:** AWOS, Agriculture Watershed and Open Space
7. **Zoning:** AW, Agricultural Watershed
8. **Description of Project.** (including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

Approval of a Use Permit to establish a 20,000 gallon per year winery pursuant to Section 18.104.245 (exceptions for pre-prohibition wineries) of the Napa County Code utilizing an existing 19th century residence and cellar, and barn with attached outbuildings. Also included is the approval of a Use Permit Exception to the Conservation Regulations to allow the barn and adjacent parking area located within the required stream setback to be used for winery use. The project would involve the conversion of the historic main residence to office, conference, shipping/receiving, equipment and dry storage, kitchen/employee break room and lobby; and the cellar and adjacent basement to barrel storage, bottle and bulk storage. An outdoor crush / fermentation tank area would be constructed behind and adjacent to the residence. The barn, which had been illegally converted to residential use in the 1970's but was vacated at the County's request in 2003, would be converted to barrel storage with an employee restroom; the adjacent storage room and shed would be used for storage, for a winery totaling 6087 square feet. The project proposes 20 parking spaces. Spoils disposal would be reviewed and approved by the Department of Public Works. Total coverage of the proposed winery is approximately 0.71 acres or 9.04% of the parcel.

Typical hours of operation would be from 8:00 a.m. to 6:00 p.m., seven days a week. The winery would operate with 2 full time and 2 part-time employees. Deliveries and pickups would average less than 16 a week. Retail sales and tours & tastings are by appointment only. Proposed marketing activities include 7 private tours & tastings by appointment per week with a maximum of 20 people per day, 2 auction events per year with a maximum of 75 people per event, 1 private harvest event for a maximum of 75 people, 1 special holiday event for a maximum of 75 people, 2 wine trade open houses per year for a maximum of 75 people per event, and 6 private wine & food trade events per year with a maximum of 20 people per event. Parking would be accommodated on site, or nearby property, using shuttle service as needed. Food preparation for marketing events would be handled by outside caterers and/or the food would be prepared in a commercial kitchen in the winery.

Access to the winery would be from State Highway 29 utilizing the two existing driveways with a one-way loop internal roadway. The north driveway would serve inbound vehicles and the south driveway would serve outbound vehicles. A left-turn lane will be constructed on State Highway 29. The access road to the winery would be required to be upgraded to County standards and signed appropriately. Water supply is from two existing wells. The residence and the proposed winery offices would continue to utilize the existing sewage disposal system, and a separate winery wastewater system would be installed as required to meet County standards. There is an existing water treatment plant and two 5,000 gallon water tanks on site. An automatic fire sprinkler system will be required to be installed in the main winery building and cellar, and an additional water storage tank will be required to meet Fire Department requirements.

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

Steeply sloping to gently sloping site (slopes typically 5 – 10%) in the project area, elevation 300-380± feet MSL at the edge of the northeastern facing wooded hills and located approximately 0.75 mile south of the Old Bale Mill and 1.36 miles northwest of the city of St. Helena. Foundation materials of the site consist of Sonoma Volcanics pumicitic ash-flow tuff (Tst). Based upon the Soil Survey of Napa County prepared by the United States Department of Agriculture (USDA), the soils found on site are composed predominantly of Perkins

Gravelly Loam (168) and Boomer Gravelly Loam (109). Soils from the Perkins Gravelly Loam series consist of gently sloping soils on old terraces and alluvial plains. Runoff is slow and erosion hazard is slight. Soils from the Boomer Gravelly Loam series consist of steep soils on uplands. Runoff is rapid and erosion hazard is moderate.

The 7.85-acre parcel has frontage on State Highway 29 and is accessed via two existing driveways. A 20-foot wide private road which serves a number of parcels to the east crosses the northwestern corner of the subject parcel. Hirsch Creek flows easterly through the northern border of the property and onto the adjacent northern parcel. The creek contains substantial riparian cover. The location of the creek channel on the adjacent parcel was altered a number of years ago by a previous adjacent property owner. In the vicinity of the barn near where the private road crosses the creek, a portion of the creek bank has been stabilized with a retaining wall.

The site is located within an archaeologically sensitive area (CA-Nap-360). An archaeological report prepared for the development of the vineyard in 2002 surveyed the entire site. Obsidian flake scatters were encountered and monitoring was required. A historic element to the archaeological site was recorded in 1992 which consisted of a 19th century ranch complex consisting of the farm house, barn and outbuildings. The existing main residence, as well as the barn, do not meet all of the criteria for either the National or California Register; however, they are considered of historic local significance. Two historic stone walls (CA-Nap-835H) are located on the property. One is located along the frontage of the parcel; the other is located on the northern side of the property south of Hirsch Creek. There is no known active earthquake fault or biologically critical areas located within the site. Vegetative cover consists of vineyard, forest, grasses, riparian cover, and introduced residential landscaping.

Existing land use consists of an approximate 3.25-acre vineyard, a main residence with an attached second unit, 5 cottages (which were recognized as legal nonconforming uses in 2002), and a barn. The barn is located approximately 50 feet from the center of the graveled private road and approximately 20 feet from the top of bank of Hirsch Creek. The adjacent parking area is located approximately 14 feet from top of the bank of the creek. The closest off-site residence is approximately 150 feet to the north. Surrounding land uses include vineyard, forest/open space, winery, and scattered residences.

10. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).

- Alcoholic Beverage Control
- TTB
- CALTRANS
- Department of Fish & Game

JURISDICTIONAL BACKGROUND: Public Plans and Policies

Based on an initial review, the following findings have been made for the purpose of the Initial Study and do not constitute a final finding by the County in regard to the question of consistency.

	YES	NO	N/A
Is the project consistent with:			
a) Regional and Subregional Plans and Policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) LAFCOM Plans and Policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The County General Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Appropriate City General Plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Adopted Environmental Plans and Goals of the Community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Pertinent Zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responsible (R) and Trustee (T) Agencies

Department of Transportation (Caltrans)

Other Agencies Contacted

Alcoholic Beverage Control
TTB
Department of Fish & Game
State Office of Historic Preservation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

MITIGATION MEASURES:

- None Required
 Identified By This Study - Unadopted (see attached Draft Project Revision Statement)
 Included By Applicant As Part of Project (see attached Project Revision Statement)
 Recommended For Inclusion As Part of Public Project (see attached Recommended Mitigation Measure List)

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.

AGENCY STAFF PARTICIPATING IN THE INITIAL STUDY:

Resource Evaluation: Barbara Abate	Date: <u>1-05</u>
Site Review: Barbara Abate	Date: <u>6-22-05</u>
Planning/Zoning Review: Barbara Abate	Date: <u>1-05</u>

PRELIMINARY DETERMINATION:

- No reasonable possibility of environmental effect has been identified, and a Negative Declaration should be prepared.
 A Negative Declaration cannot be prepared unless all identified impacts are reduced to a level of insignificance or avoided.

DATE: August 17, 2005 BY: Barbara Abate

FINAL DETERMINATION. (by Napa County)

On the basis of this initial evaluation:

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

Barbara Abate
Signature

8-19-05
Date

Barbara Abate
Printed Name

Napa County Conservation, Development & Planning
For

PROPOSED MITIGATED NEGATIVE DECLARATION

The Conservation, Development and Planning Director of Napa County has tentatively determined that the following project would not have a significant effect on the environment. Documentation supporting this determination is on file for public inspection at the Napa County Conservation, Development and Planning Department Office, 1195 Third St., Room 210, Napa, California 94559. For further information call (707) 253-4417.

Owner: Christopher and Pauline Tilley

APN: 22-080-025

Action: Use Permit #P04-0541-UP

PROJECT DESCRIPTION:

Approval of a Use Permit to establish a 20,000 gallon per year winery pursuant to Section 18.104.245 (exceptions for pre-prohibition wineries) of the Napa County Code utilizing an existing 19th century residence and cellar, and barn with attached outbuildings. Also included is the approval of a Use Permit Exception to the Conservation Regulations to allow the existing barn and adjacent parking area located within the required stream setback to be used for winery use. The project would involve the conversion of the main residence to office, conference, shipping/receiving, equipment and dry storage, kitchen/employee break room and lobby; and the cellar and adjacent basement to barrel storage, bottle and bulk storage. An outdoor crush / fermentation tank area would be constructed behind and adjacent to the residence. The barn, which had been illegally converted to residential use in the 1970's but was vacated at the County's request in 2003, would be converted to barrel storage with an employee restroom; the adjacent storage room and shed would be used for storage, for a winery totaling 6087 square feet. The project proposes 20 parking spaces. Spoils disposal would be reviewed and approved by the Department of Public Works. Total coverage of the proposed winery is approximately 0.71 acres or 9.04% of the parcel.

Typical hours of operation would be from 8:00 a.m. to 6:00 p.m., seven days a week. The winery would operate with 2 full time and 2 part-time employees. Deliveries and pickups would average less than 16 a week. Retail sales and tours & tastings are by appointment only. Proposed marketing activities include 7 private tours & tastings by appointment per week with a maximum of 20 people per day, 2 auction events per year with a maximum of 75 people per event, 1 private harvest event with a maximum of 75 people, 1 special holiday event with a maximum of 75 people, 2 wine trade open houses per year with a maximum of 75 people per event, and 6 private wine & food trade events per year with a maximum of 20 people per event. Parking would be accommodated on site, or nearby property, using shuttle service as needed. Food preparation for marketing events would be handled by outside caterers and/or the food would be prepared in a commercial kitchen in the winery.

Access to the winery would be from State Highway 29 utilizing the two existing driveways with a one-way loop internal roadway. The north driveway would serve inbound vehicles and the south driveway would serve outbound vehicles. A left-turn lane will be constructed on State Highway 29. The access road to the winery would be required to be upgraded to County standards and signed appropriately. Water supply is from two existing wells. The residence and the proposed winery offices would continue to utilize the existing sewage disposal system, and a separate winery wastewater system would be installed as required to meet County standards. There is an existing water treatment plant and two 5,000 gallon water tanks on site. An automatic fire sprinkler system will be required to be installed in the main winery building and cellar, and an additional water storage tank will be required to meet Fire Department requirements.

WRITTEN COMMENT PERIOD: August 22 – September 20, 2005

DATE: August 19, 2005

BY THE ORDER OF

HILLARY GITELMAN

Director

Napa County Conservation, Development and Planning Department

NOT

REVISED
PROJECT REVISION STATEMENT

VMadrone Cellars / Christopher and Pauline Tilley
Use Permit #P04-0541-UP

I hereby revise my request to include the measures specified below:

Cultural Resources:

1. All site work, including rehabilitation, restoration, or modification of the main residence and barn shall comply with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. An historic architect shall review all proposed building construction plans for compliance and his/her written report shall accompany any plans submitted for a building permit.
2. The stone wall, including the pillars, along the frontage of the subject property shall not be altered or removed to accommodate any required road improvements.
3. A monitoring plan shall be prepared and implemented for archaeological resources. The plan shall include the name of the archaeological firm and schedule, and be submitted to the Planning Department for concurrence prior to commencement of any earthmoving activities.

Transportation/Traffic:

4. Prior to issuance of a building permit for the project, a left turn lane shall be constructed on State Highway 29 in conformance with the requirements of the California Department of Transportation to reduce potential traffic hazards in the general vicinity during the construction phase of the project and later post construction for winery operations. Construction of the left turn lane shall not require removal or alteration of the historic stone wall.
5. All marketing activities shall be conducted during off-peak hours and avoid the peak hours which are considered to be from 3-5 pm Monday through Friday and 2-5 pm on weekends.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

		
Signature of Owner(s)	Print Name	Interest

		
Signature of Owner(s)	Print Name	Interest

RECEIVED

SEP 19 2005

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a. The proposed project would not be located on or near a scenic vista.
- b. The proposed project is not located within a state scenic highway. The proposed project is located on State Highway 29, a highway listed as a candidate for scenic highway designation in the Scenic Highways Element of the Napa County General Plan. The existing structures proposed to be converted to winery use are not designated historic structures on either the National Register of Historic Places or the California Historic Landmarks program; however they are recommended for inclusion in the Napa County Historical Resources Inventory because they retain a high degree of integrity and are of local significance. Modifications would be in keeping with the historic use of the site. The proposed project would not result in damage to scenic resources and is consistent with the goals and policies of the Scenic Highways Element in the Napa County General Plan.
- c. The site contains a main residence with an attached second unit, 5 cottages, a barn and vineyard. The proposal to reestablish a wine making facility within the cellar of the main residence and utilize the residence as part of the wine operation will require minimum modifications to the exterior of the structure. The barn had been illegally converted to a residence in the 1970's and the exterior substantially changed to accommodate the residential use. The project will return the barn to an agricultural use and look. The proposal will be in keeping with the visual character and quality of the site. The outdoor crush/fermentation pad proposed to be constructed behind and adjacent to the residence should only be very minimally visible from State Highway 29 near the northern driveway. Surrounding land uses primarily include open space/forest, vineyard development, scattered residences and a winery operation. The project would be consistent with the existing character of its surroundings. The proposal has been designed to blend with the existing character of property in keeping with the rural environment.
- d. Proposed lighting is expected to be minimal; however, to ensure any additional lighting does not impact the views in the area, use permit conditions will require project lighting to be shielded and directed downward, located as low to the ground as possible, and be the minimum necessary for security, safety, or operations and incorporate the use of motion detection sensors to the greatest extent practical. No floodlighting of the building will be permitted, including architectural highlighting and spotting. Low-level lighting will be required to be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for the conversion of the existing structures to winery use, a detailed lighting plan which shows the location and specifications for all lighting fixtures to be installed on the property will be required to be submitted for Planning Department review and approval.

air quality analysis, since these land uses would not generally be expected to have potentially significant air quality impacts (specifically, they would not be expected to generate over 80 pounds per day of Reactive organic gases (ROG)). The project could contribute to the cumulative increase in air quality impacts. However, given the relatively small size of the project compared to the size of the affected air basin, the incremental cumulative increase in auto emission is considered less-than-significant.

- d. The project site is located within an agricultural and rural residential area. The nearest off-site residence is approximately 150 feet to the north of the project area. The existing on-site residences would be affected most but because existing structures are being utilized, grading should be minimal. Emissions and dust would be both minor and temporary. A condition of the project will require water and/or dust palliatives be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. In addition, those dust producing construction activities will be prohibited from occurring during windy periods. There are no sensitive receptors in the vicinity of the project.
- e. During crush season, winery activities can sometimes produce objectionable odors; however, because of the size of the facility, these odors are considered to have a less-than-significant impact due to their temporary nature.

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

Discussion:

- a. A biological reconnaissance (MUSCI Natural Resource Assessment, Biological Resources Reconnaissance Report - Special Status Plant Report – Chris Tilley Vineyard Conversion – dated April 20, 2002) was conducted for the establishment of the vineyard and no known candidate, sensitive, or special status species were identified as occurring within the project boundary. Since the project proposes to utilize existing structures and develop a small outdoor fermentation pad adjacent to the main residence, impact of the development on the existing open space will be minimal.

- b. No critical habitat areas or sensitive natural communities are located on the subject parcel. Hirsch Creek enters the property at the northwest corner and becomes a wet weather stream along the northern boundary. The stream is seasonal and conveys water during the winter, and following rains. The stream channel has been previously modified but contains substantial riparian habitat. The barn proposed to be converted to winery storage is located approximately 20 feet from top of the bank of the creek; the existing adjacent parking area is currently graveled and is located approximately 14 feet from the top of bank. Napa County's Stormwater Ordinance requires implementation of Stormwater Management, sediment, and erosion controls to ensure any impact would be minimized to the greatest extent possible. A condition of the project will require no further encroachment into the creek setback and enhancement of the riparian vegetation within the stream setback.
- c. There are no known federally protected wetlands on the project site.
- d. There are no known wildlife corridors or native wildlife nursery sites identified on the property. The proposed project would utilize existing structures in areas already developed. The project would not have an impact on the movement of native resident and migratory wildlife species.
- e. While the proposed project is not subject to any local policies or ordinances protecting biological resources, including tree preservation policies or ordinances, tree removal is proposed to be kept to the very minimum.
- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans applicable to the subject project site.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The facilities on the property were operated as a resort known as "The Madrones" in the 1930's (Informational material submitted with CLN application #00516-CLN). The structures proposed to be converted to winery use were constructed in the late 1880's (John D. Kelly Public Records Research, Addendum to Report Compiled on January 2, 2002 Regarding Residence and Winery of August and Fredericka Hirsch, 1883, Report dated August 24, 2004). They are not designated as historic structures on either the National Register of Historic Places or the California Historic Landmarks program; however, an historic resources evaluation and determination on whether the property retains its historical integrity was conducted by a historic architect (Juliana Inman AIA report dated November 29, 2004). While it appears that the property is not eligible for the California or National Register based on the criterion, the main residence retains a high degree of integrity, despite alterations in all probably from repairs after fire damaged in 1983, and is recommended for inclusion in an updated Napa County Historical Resources inventory. It clearly retains local significance. The barn, even though altered, was also determined to retain its historical integrity. To ensure that the project does not result in any significant impacts to the historic structures, any further alterations and restoration of the property should comply with the Secretary of the Interior Standards.

Also located on the property are two historic stone walls (CA-Nap-835H). One is located along the frontage of the parcel; and has two driveway openings through it. The other wall is located on the northern side of the property south of Hirsch Creek. The project will require the construction of a left turn on State Highway 29. To ensure the stone wall along the highway is not damaged by the installation of the required road improvements, the stone wall should remain and not be altered or removed.

- b. The subject property is located in an archaeologically sensitive area (CA-Nap-360). An archaeological evaluation (Archaeological Resource Service, A cultural resources evaluation of the 8-acre vineyard lot within property at 3199 St. Helena Highway North, Napa County, California submitted by Elizabeth Bedolla dated January 25, 2002 – A.R.S. Project 01-090) was conducted in conjunction with the development of the on-site vineyard. Scatters of obsidian flakes were encountered. A monitoring plan for archaeological resources should be prepared and implemented. The plan should include the name of the archaeological firm and schedule and be submitted to the Planning Department for concurrence prior to the commencement of any earthmoving activities.
- c. The subject site does not contain any known paleontological resources or unique geologic features that would be destroyed, either directly or indirectly, as a result of this project.
- d. The presence of any formal cemeteries is not known to occur within the project area and therefore the proposed project is not anticipated to result in any significant adverse impacts on any such resources.

Mitigation Measures:

- 1. All site work, including rehabilitation, restoration, or modification of the main residence and barn shall comply with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. An historic architect shall review all proposed building construction plans for compliance and his/her written report shall accompany any plans submitted for a building permit.
- 2. The stone wall, including the pillars, along the frontage of the subject property shall not be altered or removed to accommodate any required road improvements.
- 3. A monitoring plan shall be prepared and implemented for archaeological resources. The plan shall include the name of the archaeological firm and schedule, and be submitted to the Planning Department for concurrence prior to commencement of any earthmoving activities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Spécial Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

- a(i). The property is not within a known earthquake fault zone. Because there is no indication of any fault on site, there would be no potential to expose people and/or structures to the risk of fault rupture as a result of the proposed project.
- a(ii). There is a high potential for strong ground shaking throughout the entire San Francisco Bay and Napa County areas. Modifications to existing structures for winery operations would have to adhere to current standards for earthquake resistant construction which should reduce the impact to a less than significant level.
- a(iii). The proposed project site is not subject to liquefaction. There would be no impact to people or structures as a result of the project related to liquefaction.
- a(iv). There are no landslide areas identified on the Napa County Environmental Resource Maps for the property.
- b. Based upon the Soil Survey of Napa County, Ca prepared by the United States Department of Agriculture (USDA) the soils are composed of Perkins Gravelly Loam (168) and Boomer Gravelly Loam (109). Soils from the Perkins Gravelly Loam series (2-5 percent slope) consist of gently sloping soil on old terraces and alluvial plains, runoff is slow and erosion hazard is slight. Soils from the Boomer Gravelly Loam series (30- 0 percent slope) consist of steep soil on uplands, runoff is rapid and erosion hazard is moderate. The project will utilize existing structures, access roads and parking area. A new crush/fermentation pad and parking area will be constructed in the vicinity of the main residence. All site improvements would require compliance with the County's Stormwater Ordinance which requires all earth disturbing activities maintain erosion, sediment, and waste materials from leaving the site. Since project construction activities are located on the gentler sloping areas of the site, the potential impacts for soil loss is less than significant. Therefore, development of the winery would result in a less than significant impact with regards to loss of topsoil and soil erosion.
- c. There is no presence of any landslides or soil creep areas on or within proximity of the project site. There are no areas of critical concern or areas with serious erosion potential present. The project would not result in significant on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse.
- d. The project would not be located on soils considered to be expansive and would not create substantial risks to life or property.
- e. The project proposes to utilize an existing sewage disposal system for the domestic waste and construct another for the winery wastewater. The Department of Environmental Management has reviewed the project and has determined that there are no major limitations of the property's ability to support the use of the system. Environmental Management has recommended approval of the project subject to conditions of approval. With the proper approval, this project would result in a less than significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. A Business Plan will be filed with the Environmental Management Department should the amount of these materials reach reportable levels.
- b. The project would not result in the release of hazardous materials into the environment.
- c. There are no schools located within one-quarter mile from the proposed project site.
- d. The proposed site is not on any known list of hazardous materials sites.
- e. The project site is not located within two miles of any public airport.
- f. The project site is located within the vicinity of a private airport.
- g. The proposed project will not impair the implementation of or physically interfere with an adopted emergency response plan or evacuation plan.
- h. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project does not include any proposal that would violate any known water quality standards or waste discharge requirements.
- b. The project would occur on 7.85 acres which is located in the "valley floor" area that has an extraction threshold of 1.0 acre-feet/year. The total parcel threshold is 7.85 acre-feet/year. Water is supplied by two springs and two wells. The project is not located in a recognized groundwater deficient area. Based on the information contained in the Phase 1 Water Analysis provided by the applicant, the projected water distribution is as follows:

Residential uses	2.34 acre-feet/year
Vineyard	0.85 acre-feet/year
Winery	0.43 acre-feet/year
TOTAL	= 3.62 acre-feet/year

Since the proposed project will not exceed the allowable groundwater threshold, the project would therefore not substantially reduce groundwater supplies or interfere substantially with groundwater recharge.

- c. - d. The existing drainage pattern of the site would not be changed. There are no plans to alter the course of Hirsch Creek. Existing structures will be utilized in an area already developed or disturbed. The project would not cause flooding on- or off-site.
- e. - f. There is no existing stormwater drainage system in the area of the proposed project. The project is not expected to have an impact in regards to item e. Existing structures will be utilized and improvement plans for the upgrade of the existing access road and installation of the parking area would be reviewed by the Public Works Department to ensure that drainage is not concentrated. All earth disturbing activities would be required to maintain erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. As a result there would be a less than significant impact to water quality.
- g. - h. The project site is not located within a flood hazard area as defined by the Federal Emergency Management Agency's Flood Insurance Rate Map Program.
- i. - j. The property is not within an area subject to flooding due to a levee or dam failure. The project site is not susceptible to inundation by seiche, tsunami or mudflow.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX.	LAND USE AND PLANNING. Would the project:				
	a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. - c. The project would not divide an established community. The project would occur on a 7.85-acre parcel that is zoned Agricultural Watershed (AW), which allows for wineries and under exceptions for pre-prohibition wineries (Section 18.104.245) allows for reduced setbacks and parcel size. The proposal would reestablish winery use in the cellar and nearby barn, and convert the main residence to winery use. There are no habitat or natural community conservation plans applicable to the subject property.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X.	MINERAL RESOURCES. Would the project:				
	a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project site does not contain any known mineral resources.

- b. The project site is not designated as a locally important mineral resources recovery site.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-b. The site is in an agricultural and rural residential setting. The majority of winery activities would occur within structures. The closest off-site residence is located 150 feet to the north and from the barn proposed to be converted to storage. Due to the size of the proposed winery and the noise generated by traffic from State Highway 29, impact of the project would be less than significant. During construction of the project, there may be some potential for groundborne vibrations when they lower the cellar floor; however, this would be a temporary situation and would be considered less than significant.
- c-d. Substantial amounts of short-term, temporary noise would be generated during project construction. The cellar floor will be lowered in order to provide additional head room; structures would be modified, and access roads & parking areas improved. Construction activities would occur during the day. The anticipated level of noise to occur following the completion of construction including the operation of the winery would be minimal and typical of an agricultural setting within a rural setting. The marketing activities for larger numbers of visitors will occur within specific time frames. To ensure that a less than significant noise level is maintained, outdoor-amplified sounds will be prohibited. In addition, all noise generating equipment will be required to be placed indoors or within acoustical enclosures.
- e. The project site is not located within an airport land use plan or within two miles of a public airport.
- f. The project site is not located within the vicinity of a private airstrip.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project would not induce population growth. The project does not propose new homes or the extension of any infrastructure.
- b. The project would not displace any housing.
- c. The proposal would not displace substantial numbers of people.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project site resides within the unincorporated area of Napa County. The Napa County Fire Department and Napa County Sheriff's Department currently serve the site. The proposed project would have no impact in regards to schools, parks or other public services/facilities. Fire protection measures are required as part of the project development. There would be no impact on response time as a result of the project nor would the project create a need for any new or expanded facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-b. The project would have no impact on the use of existing recreational facilities, nor does the project include, require or expand recreational facilities that may have a significant adverse effect on the environment.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a. - b. The project site will be accessed from State Highway 29 utilizing the two existing driveways. The proposal is to use the north driveway as an entrance only and the south driveway as an exit only. The 24-hour traffic count for State Highway 29 just north of Lodi Lane according to Caltrans 2002 vehicle traffic data was 14,600. The project proposes to have 2 full-time and 2 part-time employees. Tours & tasting and retail sales will be by appointment only. Marketing activities are proposed as follows: 7 private tours & tastings by appointment per week with a maximum of 20 people per day, 2 auction events per year with a maximum of 75 people per event, 1 private harvest event for a maximum of 75 people, 1 special holiday event for a maximum of 75 people, 2 wine trade open houses per year for a maximum of 75 people per event, and 6 private wine & food trade-events per year with a maximum of 20 people per event.

Information contained in the traffic study (George W. Nickelson, P.E. – Traffic Engineering-Transportation Planning, Traffic Study for a proposed winery on State Route 29 – 3199 St. Helena Highway North, dated November 8, 2004) prepared for the proposed winery indicated that weekday activity would be limited with a maximum of 10 visitors and 2 employees on site. During a typical weekend day, about 20 persons would visit the winery by appointment only. Bi-monthly events could attract a maximum of 75 persons. The winery's weekend employment could be expected to include 4 persons full time with additional persons on-site during harvest and special marketing events. Approximately 49 daily trips would be generated on a typical summer day; on a summer Saturday, approximately 60 daily trips would be generated. These trips would include employees, visitors, deliveries, and the residential use. Because not all of the grapes would be grown on-site, grapes would have to be transported to the proposed facility. Approximately 25% of the grapes would be harvested from the site; approximately 75% would be delivered from other vineyards off-site. Currently fruit produced by the vineyard is harvested and shipped off site to other wineries. The site currently generates approximately 47 daily trips on a typical day and 57 daily trips during harvest. Because added winery trips would be offset by the elimination of the existing single family home trips, daily trip generation would only increase from 47 to 49 trips. During harvest over an approximate 6 week time period, 17 daily trips would be added with the project. Traffic generated during harvest with the project would be approximately 74 trips daily. These additional trips would occur outside of peak travel times. All travel times for reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors should not occur during peak (3-5 pm Monday-Friday, 2-5 pm Saturday-Sunday) travel times to the maximum extent possible.

Due to the traffic count for State Highway 29 combined with the estimated daily average of 2 full-employees, 24 visitors/deliveries per day, and the existing residential use, a left turn lane will be required to be installed on State Highway 29. Installation of the left-turn lane will be required prior to issuance of a building permit for the winery as required by Caltrans. Installation of the left-turn lane will ensure the safety of turning movements onto the site and maintain the existing flow of traffic so that the traffic flow is not impeded. The amount of traffic generated by the project will not reduce the level of service on the public road.

According to the traffic engineer (Fax from Nickelson dated May 10, 2004), the highway right-of-way ranges from 65 to 75 feet in width along the frontage of the subject property. At the winery access, the state highway has two 13 foot travel lanes with 3-4 foot paved shoulders. The traffic study indicates that a 50 foot length left turn vehicle storage lane would be adequate to handle the left turn volumes. There should be adequate room to accommodate the construction of the left turn lane, as well as the approach taper and median deceleration lengths required by Caltrans. The improvements will be required to be located within the existing right-of-way and not jeopardize the historic stone wall located along the parcel's frontage. Installation of a left turn lane with associated improvements should reduce the impact of the project to a less than significant impact.

- c. The project does not propose any changes or proposes any features that would adversely impact air traffic patterns.
- d. The existing access from State Highway 29 does not contain a design feature that is potentially hazardous. The site distance from the winery entrance/exit is considered adequate. Installation of a left turn lane as required will reduce the impact of the proposed increased traffic to a less than significant impact.
- e. – f. The project would improve the existing access road. The number of proposed parking spaces provided should be adequate to accommodate all winery related activities; however, should an event be held that would exceed the available on-site parking, a condition of approval would require that additional parking with shuttle service be provided.
- g. The proposed project does not conflict with any known policies or plans supporting alternative transportation.

Mitigation Measures:

- 1. Prior to issuance of a building permit for the project, a left-turn lane shall be constructed on State Highway 29 in conformance with the requirements of the California Department of Transportation to reduce potential traffic hazards in the general vicinity during the construction phase of the project and later for winery operations. Construction of the left turn lane shall not require removal or alteration of the historic stone wall.
- 2. All marketing activities shall be conducted during off-peak hours which are considered to be from 3-5 pm Monday through Friday and 2-5 pm on weekends.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. – g. The proposed project would not result in a significant adverse impact on utilities and service systems. No new public facilities are required. Water and wastewater would be handled on site in conformance with the requirements of the Department of Environmental Management. Sufficient landfill capacities exist and no solid waste rules would be violated.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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

- a. The project proposes to utilize existing structures (main residence, cellar & barn) for winery operations, existing access roads, and the existing parking area adjacent to the barn. While the barn and adjacent parking area are located within the stream setback, they are not proposed to be expanded. Any additional parking will be provided away from the creek and be located to the south & west of the main residence. The project has been designed to keep tree removal to a minimum. The project would not eliminate any plant or animal communities and no biologically sensitive areas are known to occur within the project boundaries. It is expected that the project would have a less than significant effect on fish and wildlife habitats.
- b. The project as proposed will not have impacts that are individually limited but cumulatively considerable. The project will not result in reducing the Level of Service of nearby roadways, groundwater usage is within County guidelines.
- c. The project would not result in any environmental effects that will cause substantial adverse effects on human beings.



**Napa County Department of Environmental Management
CUPA-Related Business Activities Form**

Business Name: Tilley Winery
 Business Address: 3199 St. Helena Hwy N St. Helena, Ca. 94574
 Contact: Chris Tilley Phone #: 9146981538

A. HAZARDOUS MATERIALS

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

YES NO

B. UNDERGROUND STORAGE TANKS (UST's)

1. Own or operate underground storage tanks?

YES NO

2. Intend to upgrade existing or install new UST's?

YES NO

C. ABOVE GROUND STORAGE TANKS (AST's)

Own or operate AST's above these thresholds:

- Any tank capacity with a capacity greater than 660 gallons, or
- The total capacity for the facility is greater than 1,320 gallons?

YES NO

WINE TANKS ONLY

D. HAZARDOUS WASTE

1. Generate hazardous waste?

YES NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

YES NO

3. Treat hazardous waste on site?

YES NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

YES NO

5. Consolidate hazardous waste generated at a remote site?

YES NO

E. OTHER

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

YES NO

2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia - 500 lbs, Sulfur Dioxide - 500 lbs, Chlorine - 500 lbs.

YES NO

**V Madrone
Department of Environmental Management**

Solid Waste Disposal:

1. Recycling will be utilized on all cardboard/plastic and glass that is recyclable.
2. All pomace will be either composted on site, removed by Upper Valley Disposal Service for composting, or returned to the vineyard.
3. None
4. None

Hazardous Materials:

No hazardous materials will be stored on site. A forklift may be utilized in the future for winery operations. All natural gas (propane) needed for fuel should be limited to one five gallon cylinder, which may be refilled at a service station or other natural gas provider. Carbon Dioxide and Nitrogen cylinders will be utilized for winery operations. Two, 225 liter cylinders will be sufficient for winery usage.