# Napa County Winery Definition Ordinance

Draft Environmental Impact Report DEIR 60

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ENVIRONMENTAL IMPACT REPORT

DEIR 60

Prepared for

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#### INTRODUCTION

#### OVERVIEW

This document has been prepared by LSA Associates, Inc., under contract to Agland Investment Services, Inc., the prime contractor to the County of Napa. The purpose of the EIR is to identify and evaluate the significant impacts associated with adoption of Draft 5c of the proposed Winery Definition Ordinance. The Napa County Board of Supervisors accepted for "the purpose of environmental analysis" this draft Ordinance on February 28, 1989, and directed staff to proceed with preparation of an Environmental Impact Report (EIR). The Draft Winery Definition Ordinance (DWDO) was prepared by representatives of the Napa Valley Vintners Association and the Napa County Grape Growers Association, the Napa County Farm Bureau, and County Counsel's office.

#### **CEQA PROCESS**

As the lead agency, the County of Napa prepared a Notice of Preparation (NOP) for this EIR and the related Wine Industry Growth Master Environmental Assessment (MEA) in accordance with Sections 15063 and 15082 of the California Environmental Quality Act (CEQA) Guidelines. The NOP was circulated to local, state, and federal agencies, and other interested parties (Appendix A).

Because the two documents are on parallel tracks it is important to understand the relationship between the two. The EIR is specifically focused on evaluating the significant effects of the DWDO, while the MEA looks at the broader issues associated with total industry growth. Both documents rely on historical data, and project out the same planning horizon (2010). While action on the EIR is governed by state law contained in the CEQA Guidelines, the MEA is defined to be an inventory or data base without specific form. The MEA may be used in conjunction with the DWDO EIR, or at a later date to reduce the work effort required on focusing future initial studies, or preparing subsequent EIRs (Section 15169).

The MEA has identified several significant adverse effects associated with industry growth. As many of these issues would not be caused by the DWDO they are not discussed in the EIR. However, as these issues are significant, and there is, at least, an indirect relationship between industry growth and development that would occur under the DWDO, the need to recognize the mitigation measures contained in the MEA are acknowledged in the Alternatives Section (Environmentally Superior Alternative). Because some of the suggested mitigation contained in the MEA could not be implemented as rapidly as the schedule for certification of the EIR and approval/denial of the DWDO, we have recommended an Interim Measure in conjunction with the Environmentally Superior Alternative.

This would permit the County to move forward on the DWDO, while initiating phased planning to provide adequate mitigation for industry growth. Although site-specific issues that cannot be anticipated will always surface on a project-by-project basis, constructing the bridge between the EIR and the MEA will mitigate the majority of impacts associated with future growth of the wine industry.

This EIR was prepared in accordance with the legislative intent of CEQA, and the environmental guidelines of Napa County. This is an informational document which informs public agency decision-makers, and the public in general, of the significant environmental effects of the project. The public agency shall consider the information in the EIR along with other information presented in the decision-making process. Although the information contained in this EIR does not control the agency's ultimate discretion on the project, the agency must respond to each significant effect identified in the EIR by making findings under Section 15091 and, if necessary, must make a Statement of Overriding Considerations under Section 15093. For this EIR The County of Napa is the lead agency and will use the EIR in considering adoption of the Ordinance.

This document has been prepared in compliance with State and County EIR guidelines and has been compiled from a variety of sources. This includes applicable maps, aerial photographs, field investigations, and personal communications. The information contained in this report is considered to be accurate and authoritative, but is subject to review and comment by Napa County, responsible agencies, and the public. During the review process the draft version of this report may be amended to consider significant impacts or concerns not presently included.

#### I. SUMMARY

#### A. PROJECT DESCRIPTION

The "Project" under consideration by the County of Napa is the DWDO. The EIR is mandated to determine its significant effects, and recommend appropriate mitigation. Because many of the industry-related growth impacts are not, nor necessarily will be, caused by adoption of the DWDO, it would be inappropriate to discuss these impacts within the framework of the EIR. A decision on the DWDO may be reached independent of resolving all of the industry-related growth issues.

#### B. PROJECT IMPACTS AND MITIGATION MEASURES

The significant adverse direct impacts resulting from the DWDO are outlined below. Cumulative impacts and mitigation follow. Effects that were found not to be significant, that would remain the same, or would be site-specific, are presented in Section III.

#### Land Use

a. Impact. The proposed DWDO would effectively reduce the County's General Plan Agricultural Land Use Intent from 40 acres to 10 acres.

<u>Mitigation</u>. The following measures could completely mitigate the preceding impacts:

- Amend the DWDO to require all new wineries to comply with the General Plan criteria of 40 acres.
- <u>b. Impact</u>. The proposed DWDO would provide a mechanism to either legalize existing illegal uses, or permit expansion of non-agricultural uses in the Agricultural Resource Area.

<u>Mitigation</u>. The following two measures could completely mitigate the preceding impact:

The DWDO shall be amended to prohibit non-agricultural uses from the Agricultural Resource and Agricultural Watershed areas. Non-agricultural uses include public tasting rooms, retail sales except for wine produced by the winery and wine related articles (e.g., wine glasses and cork screws), museums, catering, classes, and public promotional events except wine related activities.

Existing uses within the Agricultural Resource and Agricultural Watershed areas that fall within the non-agricultural definition set forth above, and which do not have a bona fide Use Permit for their activities, shall be abated.

#### C. GROWTH INDUCTION

The DWDO allows a variety of promotional events not currently allowed, including for-profit events. It is possible that these promotional events will increase the visitor forecast. Traffic congestion and limits on lodging facilities will tend to moderate overall increases in the visitor forecast; however, visitor growth and secondary growth of visitor-serving commercial may be accelerated. Additionally, there may be a shift in the location of wineries and associated promotional events to the southernmost producing areas (e.g., Carneros).

#### D. CUMULATIVE IMPACTS AND MITIGATION MEASURES

#### 1. Land Use

<u>a. Impact</u>. As discussed in the Environmental Setting section, elements of the proposed DWDO are inconsistent with the Napa County General Plan Land Use Element. Unless this is corrected, cumulative development by the year 2010 would exacerbate a significant adverse impact.

<u>Mitigation</u>. Implementation of the following three measures could completely mitigate the preceding impact:

- The DWDO shall be amended to require all new wineries to comply with the General Plan criteria of 40 acres minimum parcel size in the Agricultural Resource Area and Agricultural Watershed areas.
- The DWDO shall be amended to prohibit non-agricultural uses from the Agricultural Resource and Agricultural Watershed areas. Non-agricultural uses include public tasting rooms, retail sales except for wine produced by the winery and wine related articles (e.g., wine glasses and cork screws), museums, catering, classes, and public promotional events except wine related activities.
- Existing uses within the Agricultural Resource and Agricultural Watershed areas that fall within the non-agricultural definition set forth above, and which do not have a bona fide Use Permit for their activities, shall be abated.

Implementation of the preceding measures would completely mitigate the impact as identified.

#### 2. Water Quality

a. Impact. Any additional wineries constructed would add incrementally to the degradation of surface and groundwaters in Napa County.

<u>Mitigation</u>. Implementation of the following two measures could completely mitigate the preceding impact:

- Construction of winery facilities on hillsides where shallower and coarser soils are shown to limit the effectiveness and efficiency of treatment systems shall not be permitted.
- All runoff from structures, parking areas, and driveways shall be directed to detention basins. After removal of pollutants, the remaining water shall be used to augment water supplies for frost protection.

#### 3. Water Resources

a. Impact. The expansion of wineries could have a significant adverse cumulative effect on groundwater resources.

<u>Mitigation</u>. The following mitigation measure could completely mitigate the preceding impact:

If adequate water supplies are not proven to be available, no development shall occur unless a supplemental water source approved by the Napa County Flood Control and Water Conservation District (NCFCWCD) is deemed acceptable.

#### Vegetation and Wildlife

<u>a. Impact</u>. The future construction of wineries and support facilities has the potential to damage or destroy rare animal/plant species, or critical habitat. This potential loss would add incrementally to past destruction, and constitute a significant adverse cumulative impact.

<u>Mitigation</u>. The following three mitigation measures could completely mitigate the preceding impact:

- Prior to approval of any new winery, or expansion of existing facilities, a site-specific evaluation of biological resources shall be conducted.
- All biological reconnaissance shall be completed in cooperation with, and approval of, the State Department of Fish and Game.
- All projects shall be redesigned as needed to accommodate preservation of rare animal/plant species, and/or critical habitat.

#### 5. Visual/Aesthetic Considerations

<u>a. Impact</u>. Regardless of the intent of the DWDO, the growth and expansion of wineries will continue to have an adverse effect on visual quality. Loss of vegetation, topographical alteration, blockage of views from scenic highways, and structures that are more a statement of marketing strategy than a "visual fit" with the surrounding landscape will continue to have a negative effect.

<u>Mitigation</u>. Because visual impact is primarily related to site specific and project specific parameters, the following mitigation measures are recommended, and if incorporated, would reduce the impact to a level of insignificance:

- Adopt a Design Review Ordinance applicable to wineries, including design standards and guidelines. The design review evaluation should include review of size, design, color, style, effect on other property owners, disturbance of existing terrain and vegetation, location of improvements within the site, and other relevant factors.
- Adopt official County Scenic Highways and protect visual quality within their view corridors with specific design standards developed in the Design Review Ordinance. See Figures 17 and 18 for recommendations of specific Scenic Highways. Because of the projected growth in winery development over the next 20 years, and the advantages of placing this development along the scenic corridors, it is essential that Napa County provide a mechanism such as this to protect the high quality of its scenic road and highways.

#### 6. Traffic

<u>a. Impact</u>. Winery growth in north Napa County will account for 30% of the additional volumes along major state routes over the next 20 years. This is a significant impact on a road system which already experiences near capacity volumes.

<u>Mitigation</u>. The following measures would partially mitigate cumulative impacts:

- New winery access should be limited to minor collector roads for the following road segments:
  - o SR-29.
  - o SR-121.
  - o SR-12.
- Turn pockets should be provided at the junction of the collector roads with the State routes to provide an efficient distribution of vehicles to the winery.
- The County should pursue flared intersection improvements at locations along SR-29.
- Free right and left turn pockets should be provided with the improvements.
- Development limitations and restrictions need to be implemented to limit growth for wine-related activities in the County.
- All pickups and deliveries of supplies and products shall be scheduled outside peak travel periods, and in no case, except during crush, shall they be allowed on weekends, or after 4 p.m. on weekdays.
- Employee work hours shall be scheduled to avoid peak travel hours (4 to 6 p.m. weekdays and 3 to 5 p.m. weekends). This shall be enforced year-round and, to the extent feasible, shall apply during crush.
- The DWDO shall be amended to only allow promotional events for charitable purposes.
- The County of Napa shall set a cap on any promotional event to not exceed 500 participants for each event per day.
- Amend the Ordinance definition of Private Tours and Tasting to include a requirement of signage specifying "Not Open to the Public".
- To the extent practical, employees shall be required to carpool. Wineries shall consider implementing vanpools, particularly during the crush.

#### 7. Noise was specified with

<u>a. Impact</u>. The majority of noise-related impacts will result from processing, or other operational activities. The potential for noise intrusion would increase during the "crush", when the work effort escalates dramatically. Noise will continue to be a nuisance factor when agricultural uses compete with urban sprawl.

<u>Mitigation</u>. The following measure would partially mitigate cumulative impacts:

 Existing densities in the Agricultural Resource and Agricultural Watershed areas should be maintained to encourage agricultural productivity, and discourage urbanization.

#### 8. Cultural Resources

<u>a. Impact</u>. Without proper field investigation, any future project would have the potential to damage or destroy cultural or historical artifacts. If current practices continue, and archaeological research is not required prior to project approval, there would be unquantifiable damage to the County's remaining cultural or historic resources.

<u>Mitigation</u>. The following three measures could completely mitigate the preceding impact:

- All new wineries, or winery expansions, shall be required to have an Initial Study prepared by the Napa County Conservation Development and Planning Department, and circulated for comment.
- Prior to any soil disturbance, any area which is either near, or actually has a recorded site, or those areas which are determined to be potentially sensitive, shall have a field investigation completed by a qualified archaeologist.
- The County of Napa shall adopt a Historic Preservation Ordinance that shall provide conditions and guidelines for the demolition or rehabilitation of historic structures.

#### 9. Air Quality

a. Impact. The wineries as commercial development will be emissions sources of criteria and non-criteria pollutants. Air emissions from the

fermentation process are small, however odors from released gases, pomace disposal, and wastewater ponds could be significant.

<u>Mitigation</u>. The following measures would reduce this impact to a level of insignificance:

- All new ponds shall be required to have mechanical aeration.
- There shall be no accumulation of pond residue.
- Stockpiling of waste materials shall not be permitted. If field application is to be utilized, the material shall be mixed with existing soils during application.
- Wastewater ponds shall maintain an adequate buffer from any occupied dwelling not located on winery property. The minimum distance should be one-quarter mile whenever feasible.
- Operational equipment shall be inspected regularly and state-of-theart exhaust systems shall be maintained.

#### 10. Public Health and Safety

<u>a. Impact</u>. The addition of wineries, and visitor-generated activities that would be permitted under the DWDO, may result in additional auto accidents, vehicle fires, and personal injuries both at and enroute to such facilities. This could create the need for additional fire protection and emergency services.

<u>Mitigation</u>. The following measure would completely mitigate the effects of cumulative impacts:

Operating deficits to the fire protection agencies that may result from increased service demands could be offset by an increase in the Special District Augmentation Fund (SDAF) that the agencies receive from the County. The net positive revenue expected to the County Government should allow for such an enhancement to the SDAF without negatively affecting the County Government.

#### 11. Community Services

<u>a. Impact</u>. Additional waste material from new wineries may adversely impact the Napa Sanitation District. The timing and quality of septage is a concern of the Napa Sanitation District as regulations for waste treatment have become more stringent in recent years.

 $\underline{\text{Mitigation}}$ . The following measures would completely mitigate the effects of cumulative impacts:

- Delivery of septage during the winter months only when the treatment facility is operational. The additional waste material should be safely stored on the winery site until such time as it could be transferred.
- Wineries should provide on-site sewage disposal systems which meets requirements of County Code and State Public Health regulations for those types of wastewater that the City will not treat.
- Material disposed of at the Napa Sanitation District from wineries must be tested for regulated materials and the wineries must disclose a data sheet of materials used on their site.

#### E. ALTERNATIVES

Section VI, Topical Issues and Impact Overview, discusses alternatives to the proposed project. Alternative #1 (No-Project Alternative) would reject the proposed project and follow existing policy. Alternative #2 (Environmentally Superior Alternative) calls for approval of the DWDO with the inclusion of all mitigation measures recommended in this report, and an interim growth policy until those measures recommended in the MEA can be implemented. Alternative #2 is recommended.

#### II. PROJECT DESCRIPTION

#### A. LOCATION

The study area includes all 800 square miles of incorporated and unincorporated land in Napa County, California. Napa County is located on the periphery of the San Francisco Bay Area and is about 50 miles north of San Francisco (Figure 1, Regional Location). Although winery development is chiefly limited to agriculturally (i.e. AW and AP) zoned lands within the unincorporated portions of Napa County, the impacts resulting from existing wineries as well as the adoption of the new zoning ordinance are expected to substantially affect the remaining non-agriculturally zoned lands in the County and the County's four incorporated communities (Figure 2, Study Area). Existing wineries in Napa County are shown in Figure 3.

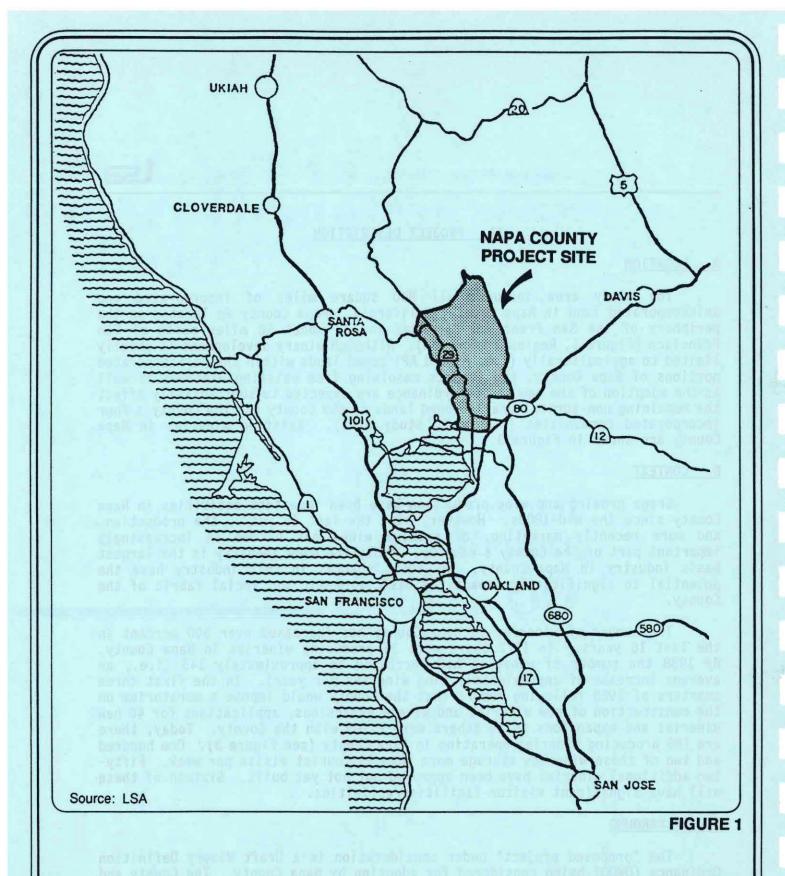
#### B. CONTEXT

Grape growing and wine production have been important activities in Napa County since the mid-1800s. However, over the last 15 years, the production, and more recently marketing, of premium wines has become an increasingly important part of the County's economy. Today the wine industry is the largest basis industry in Napa County. As such, changes in this industry have the potential to significantly impact the basic economic and social fabric of the County.

The number of wineries in Napa County has increased over 500 percent in the last 16 years. In 1973 there were 35 producing wineries in Napa County. By 1988 the number of wineries had increased to approximately 145 (i.e., an average increase of approximately nine wineries per year). In the first three quarters of 1988 following rumors that the County would impose a moratorium on the construction of new wineries and winery expansions, applications for 40 new wineries and expansions to 19 others were filed with the County. Today, there are 185 producing wineries operating in Napa County (see Figure 3). One hundred and two of these wineries average more than 15 tourist visits per week. Fifty-two additional wineries have been approved but not yet built. Sixteen of these will have significant visitor facilities/activities.

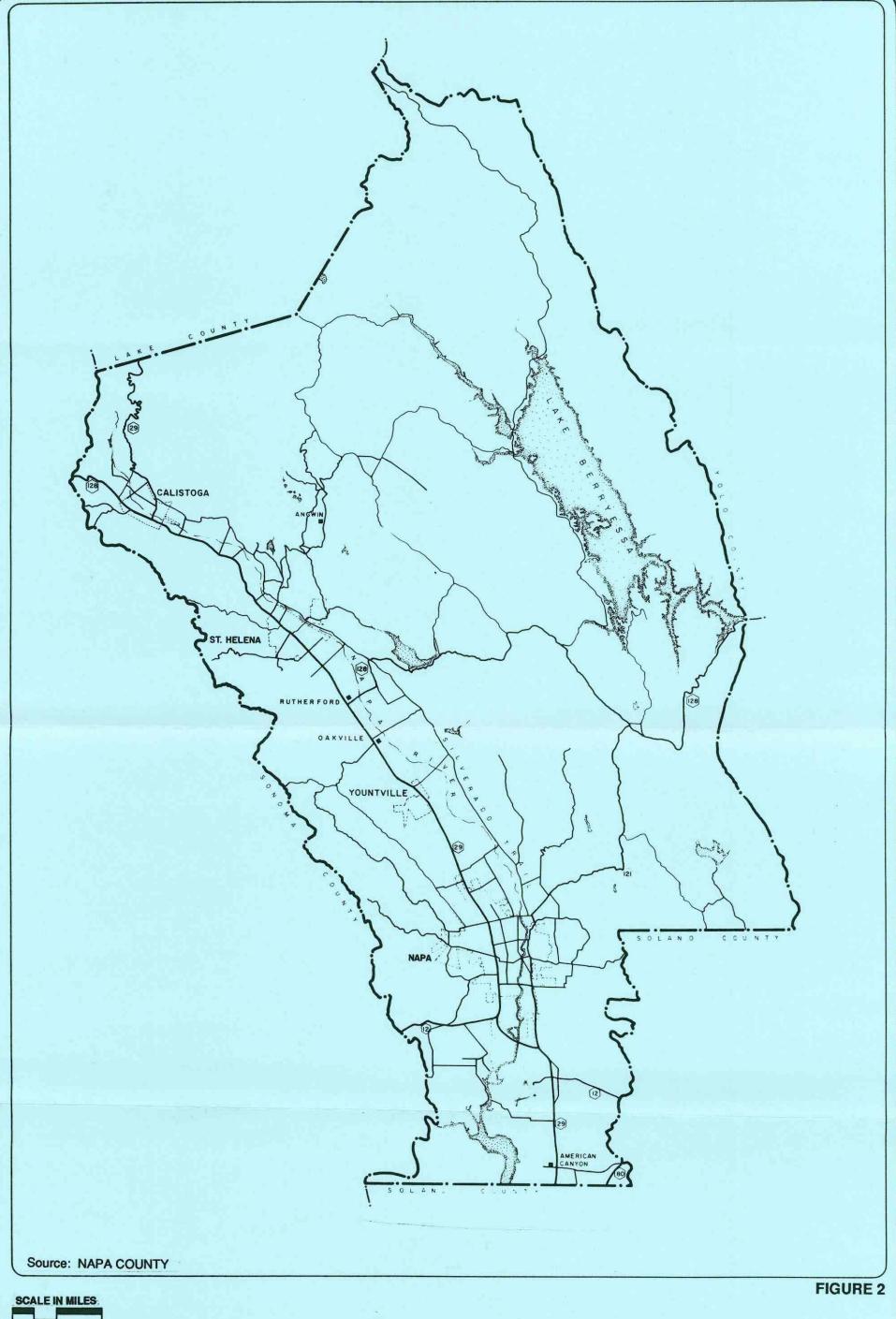
#### C. BACKGROUND

The "proposed project" under consideration is a Draft Winery Definition Ordinance (DWDO) being considered for adoption by Napa County. The County and concerned citizens have recognized that continued development of new wineries and expansion of existing wineries may cumulatively cause a variety of negative environmental effects and undermine agricultural protection policies in the County's General Plan.



REGIONAL LOCATION



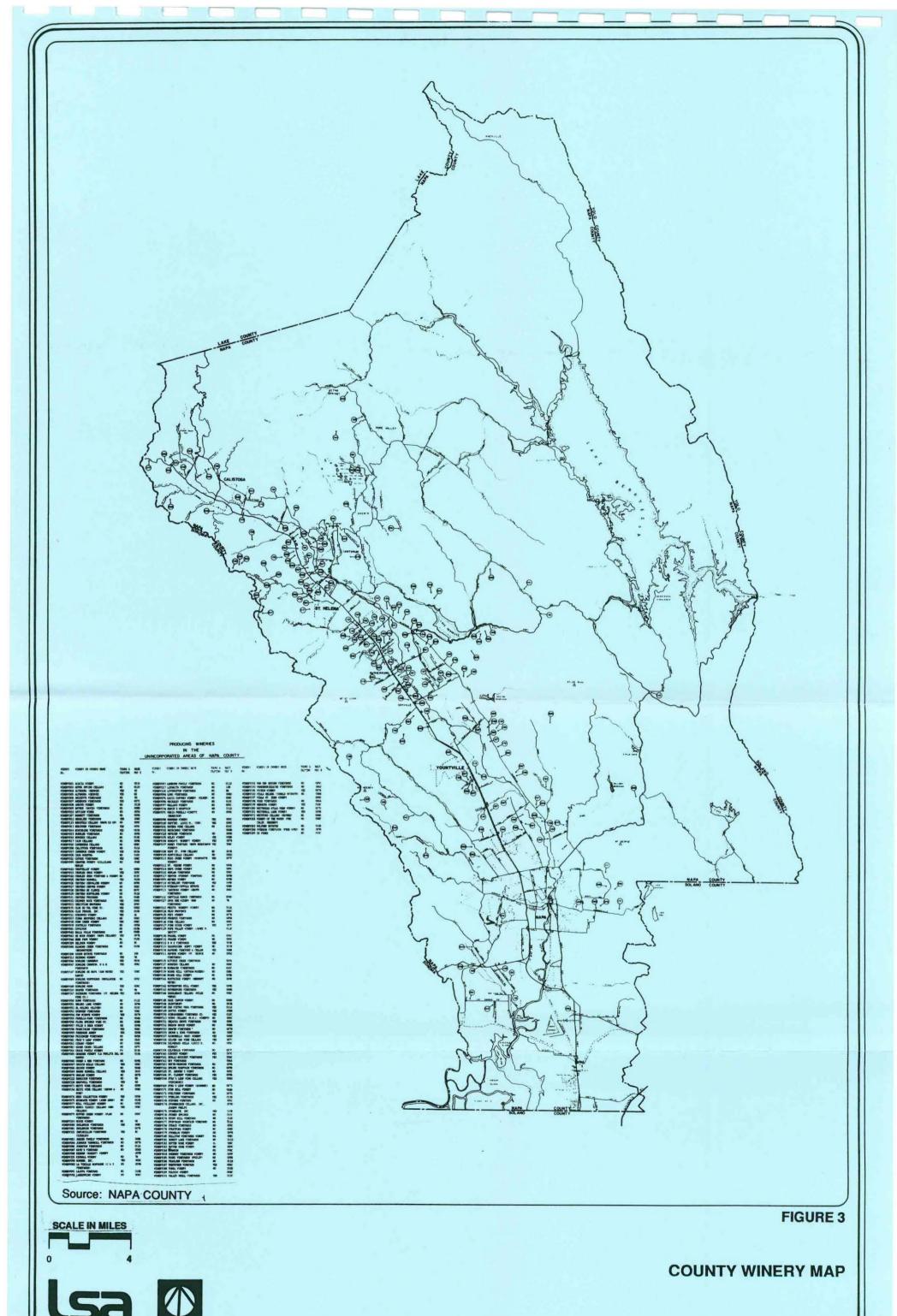


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STUDY AREA



In response to these concerns an effort was begun several years ago to develop a DWDO that would regulate winery development and expansion in a manner that avoided potential negative environmental effects. After initial efforts by County staff, the effort was turned over to a group of experts representing the vintners and grape growers of the County.

The Board of Supervisors passed a moratorium on approval of wineries within the Napa Valley watershed which went into effect on August 9, 1988. During the period prior to implementation of the moratorium, approximately 59 applications for new and expanded wineries were received. During the moratorium, all but five of these applications have been acted upon.

On February 28th, 1989, The Board of Supervisors accepted a DWDO and determined the need for the preparation of an Environmental Impact Report (EIR) and Master Environmental Assessment (MEA). The EIR is intended to evaluate the direct and cumulative significant effects of the DWDO on Napa County. The MEA, which is a separate document prepared for the County, will evaluate the level of industry growth during the past 20 years, and identify potential impacts and mitigation measures associated with growth of the wine industry for the next 20 years. The EIR provides the basis for a new Scenic Highways Element to the Napa County General Plan. The discussion on Scenic Highways will identify scenic corridors and provide the framework for the County to establish development standards for new wineries.

#### D. OBJECTIVES

The written intent of the DWDO is to provide the basis for future development and expansion of wineries to occur in an orderly and environmentally responsible manner. Because the wine industry is the single largest industry in Napa County, wineries have had a significant impact on the County's economic base. Unlimited growth could have a potentially negative effect on the overall quality of life that is an integral part of Napa County. To address this concern, the Napa County Board of Supervisors has under consideration the DWDO. The DWDO does not address industry growth.

The DWDO is intended to provide an improved definition of winery uses for Napa County. This improved definition is, in turn, intended to reduce potential secondary environmental impacts of winery development including traffic congestion, reduced air quality, visual impacts upon scenic highways, and a variety of more localized environmental effects.

The full text of the DWDO is provided in Appendix B.

#### E. TECHNICAL DESCRIPTION

The following text summarizes the key provisions of the DWDO:

#### **Findings**

- The unique quality of the County's agricultural lands and the importance of wineries and vineyards to the County's economy are threatened by cumulative development and related loss of agricultural lands.
- Existing uses and activities at existing wineries are recognized as legal uses.
- Parcel size limitations are needed to limit the number of wineries and thereby reduce traffic and other environmental impacts.

#### Intent

The DWDO is intended to protect agriculture and open space.

Following is a list of provisions of the DWDO and an interpretation of their effects.

#### 1. Small Winery Use Permit Elimination

Under this provision, there would no longer be an incentive to start with a small winery and gradually increase production capacity.

It is predicted that loss of this incentive would increase the average production capacity, and therefore the size, of new wineries built in the future. This increase is anticipated, in turn, to reduce the total number of new wineries built. Fewer of these larger wineries would be required to meet the future demand for wine.

Implementation of this DWDO provision could also make expansions of existing small wineries more difficult, for all such expansions would come under use permit control. Wineries under the Small Winery Use Permit Exemption are not permitted to operate visitor-serving facilities. By eliminating this exemption, the DWDO allows for these uses at small wineries. Therefore, while in the future there will be fewer small wineries built, a larger percentage of them will have visitor-serving facilities.

#### 2. Seventy-five Percent (75%) Napa County Source Rule

Because of the existing high level of utilization of Napa grapes (64 percent), the forecasted decrease in grape imports (from 36 to 31 percent), and the BAT labeling regulations requiring 75 percent grapes grown within the appellation, this provision of the proposed DWDO is not expected to have a major impact on total Napa County wine production.

However, this action would discourage new wineries that produce primarily popular premium wine, such as Sutter Hill and Round Hill, from locating on agriculturally-zoned land. Typically these popular premium wineries import higher percentages of out-of-County grapes than super/ultra premium wineries. To maximize economies, popular premium wineries would attempt to locate in commercially- or industrially-zoned areas, predominantly in the Airport Industrial Area and the cities of Napa and St. Helena. The remainder of the demand for this type of wine would be met by larger expansion of existing popular premium wineries.

The effect of this provision on wineries producing mainly super/ultra premium wines is expected to be minimal. The labeling laws and market considerations already effectively make it a necessity that at least 75% Napa County grapes be used. The one exception is in the Carneros Subregion, where the use of grapes from the Sonoma County portions of the Carneros Appellation would be restricted. Quantification of this purely local effect was beyond the scope of the current study.

#### 3. Visitor-Serving Use Expansion

The predicted result will be the proliferation of "multi-use wineries". Multi-use wineries are wineries with substantial facilities or activity programs likely to attract visitors in general rather than just the wine-drinking public. Such facilities/activities include aerial tramways, art museums and outdoor art displays, cooking schools, concerts, etc. Legalizing the operation of what are essentially commercial facilities/activities within the agriculturally-zoned portions of the County will promote additional similar development. These uses are viewed by the industry as an important marketing tool. Under this Ordinance they also could serve as an important source of revenue. Once wineries recognize the potential financial benefits of these uses, more wineries will utilize them.

Popular premium wine: premium wine with a retail sales price of between \$3.00 and \$7.00 per 750ml bottle.

Super/ultra premium wine: premium wine with a retail sales price of over \$7.00 per 750ml bottle.

Furthermore, competition will encourage other wineries to institute similar uses if they are to maintain their share of the visitor market.

Proliferation of multi-use wineries could, in turn, increase the total number of people visiting Napa County annually (see Growth Induction section for further discussion).

#### 4. Grandfathering Clause

The predicted result would be the submission of over one hundred applications from existing wineries to (1) allow for public tours and tasting, (2) hold an unlimited number of public and promotional events, (3) install picnic areas, and/or (4) sell wine-related items. On a short-term basis, this flood of applications would create serious administrative problems and slow down the processing of other land use applications.

In the long-term, this action would probably encourage the opening of more tasting rooms, the holding of more promotional events (see previous item), the creation of more picnic areas, and the selling of more souvenirs than would otherwise be the case. While the effects of this increased visitor activity are likely to be significant from the standpoint of an individual neighborhood, it would not be significant on a Countywide or even a sub-regional or sub-area basis, for the total number of people visiting Napa County and its various regions is not expected to change. However, the opportunities presented under the 18-month "grandfather" clause would be inconsistent with the intent of agricultural land use in the General Plan. The reader is referred to the Land Use (Agricultural Resources) section for a complete discussion.

#### 5. Public Tours/Tasting Elimination

The predicted result will be minimal, for the intensity of visitor use at new wineries is not expected to be substantially lessened by this provision. The proposed DWDO would allow wineries to continue holding private tours and tasting, as well as public and private promotional events. More importantly, private tours and tasting can, and often do, attract as many visitors as public tours and tasting.

#### 6. Minimum Size Parcels

Imposition of the minimum parcel sizes would have a minimal effect on the wine industry. The minimum size restrictions for existing wineries apply only to about a dozen wineries. Moreover, in the case of most of these wineries, a simple administrative lot line adjustment can increase the acreage of the winery parcel involved to over one acre, thus allowing winery expansion.

#### 7. Expansion Within Winery Development Area

The predicted results will be minimal. While the over-building of certain parcels may be restricted somewhat, the limits in general allow substantial intensification of use above what is now typical. Moreover, because the expansion limit is based on the percentage of the parcel covered by impervious surface, the limit can be easily circumvented by creating temporary impervious surface (e.g. oil).

#### 8. Production Expansion Limitations

This provision would severely limit or in some instances prohibit production expansions at existing wineries located on parcels smaller than 40 acres, which includes approximately 70 percent of all wineries in the County. This will result in an incentive for the wineries located on parcels less than 40 acres in size without production-limiting use permits to enlarge visitor-serving facilities, since it may be the only way they can add new revenue sources.

Wineries on parcels larger than 40 acres would have no expansion limit. Accordingly, these larger wineries will be the primary location for future production expansion under the DWDO.

#### 9. Winery Building Setback Increases

The predicted result will be minimal. The current setback on most of the major roads in the County is already 90 feet. An additional setback of 60 feet will not significantly lessen the perceived height of a 25-foot-high building. Moreover, the visual impact of a building is as strongly related to the area of the face of the building fronting the road and the details of its design as it is to the building's height. The proposed DWDO has no provisions that deal with these factors. Finally, this provision does not address other important visual aspects of a winery such as the location of crush pads and other outdoor work areas, setback of signs and outdoor art displays, setback and landscaping of parking lots, etc.

#### 10. Accessory Use Limitations

The predicted result will be minimal. Currently, the largest visitor facilities being built in conjunction with new wineries are less than 15% of the size of the production facility involved. This provision would therefore be ineffective in limiting the gradual commercialization of Napa County wineries, for it would allow almost a three-fold increase of the current intensity of visitor use.

#### F. CONFORMANCE WITH RELEVANT PLANS AND POLICIES

The current Napa County General Plan (GP) was adopted by the Board of Supervisors June 7, 1983, with amendments through December, 1988. The 11 elements comprising the GP contain numerous goals and policies that become guidelines in implementation of long-range planning policies.

As outlined in the Introduction ".....The Napa County General Plan summarizes County Planning Goals and Objectives; and establishes a balance between diverse, and in some cases, conflicting programs. It helps maintain the compatibility of economic and environmental objectives and provides guidance for the allocation of resources and the preservation of important County values....."

A summary of the general goals contained in the Plan can be described as a Statement of Intent to:

PRESERVE AGRICULTURE, AND CONCENTRATE URBAN USES IN EXISTING URBAN AREAS....."

The General Plan goes on to state: "....ensure the long term protection and integrity of those areas identified in the General Plan as agricultural, open space or undevelopable....(as well as to) stimulate the development of those areas identified in the General Plan for residential, commercial and industrial (uses)....".

In closing, the Introduction states: "....while the Plan is a flexible guide, it is nonetheless legally binding; development proposals such as land subdivisions and use permits must, by State law, be considered in the light of its contents...." In defining how the General Plan is implemented, Napa County has quoted from the State's administrative guidelines that "....an action, program, or project is consistent with the general plan if it, considering all its aspects, will further the objectives and policies of the general plan and not obstruct their attainment...."

Language in the DWDO which permits further expansion into the Agricultural Resource area or procure a mechanism to legalize illegal uses is inconsistent with the intent of the Napa County General Plan. To adopt the DWDO as proposed the County would be required to consider a General Plan Amendment that would modify the Goals and Policies contained in the Land Use Element.

#### Napa County Zoning Ordinance

The proposed project would replace current definitions and requirements of the zoning ordinance. Because it is a change to the existing ordinance,

consistency is not an issue. However, as the DWDO itself becomes a vehicle to implement the General Plan, it would be inappropriate to adopt any amendment that would not implement the Goals and Policies of the General Plan.

#### G. RELATION TO POTENTIAL FUTURE PROJECTS

Because we are reviewing a proposed DWDO it is difficult to provide precise relationships to a project that will have physical impacts. The DWDO is intended to reduce cumulative impacts by suggesting limitations on future development. Implementing an effective DWDO will have a positive effect on future and other planned major projects.

#### H. REQUIRED RELATED ACTIONS

This EIR addresses the environmental effects of the proposed project (DWDO), and alternatives thereto. In order for the project as proposed to be approved, the following actions must occur:

- Certification of the DWDO EIR pursuant to the CEQA guidelines;
- Introduction of a General Plan Amendment to modify the goals and policies contained in the Land Use Element for Agricultural Resourcedesignated lands;
- Statement of Overriding Considerations;
- Adoption of a DWDO.

#### I. JURISDICTIONAL/PERMITTING AGENCIES

The County of Napa is the only agency that will exercise control over the project under consideration in this document.

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#### III. EFFECTS FOUND NOT TO BE SIGNIFICANT

#### A. EFFECTS NOT INVOLVED

#### Inhabitant Displacement

The DWDO would not cause any existing inhabitants to be displaced or cause relocation.

#### 2. Net Public Cost Increases

The DWDO would not cause any net increase to administrative or service functions. The DWDO would, in fact, provide an incremental increase in revenues that exceeds projected expenditures through the year 2010 (see Section IV, Beneficial Effects).

#### 3. Traffic Hazard Exposure

Employees and visitors of new wineries will not be exposed to significant hazards.

#### B. EFFECTS SAME UNDER EITHER SITUATION

#### 1. Micro-Climate Modification

- a. The DWDO would not create a situation that would have adverse direct effects on either average rainfall or temperature.
- b. The DWDO would not cause a situation that would block ground-level winds, nor cause a change in temperatures in the existing urban areas.

#### 2. Flood Hazard

The total amount of ground coverage, with or without the DWDO, would be approximately the same.

#### Air Hazard

According to representative from the existing aviation facilities within Napa County, the DWDO would not change their anticipated levels of service.

#### 4. Energy Use

According to utility providers for Napa County, the DWDO would not change the level or quality of service provided.

#### 5. Traffic Noise

Increases in traffic-related noise would remain relatively the same with or without the DWDO.

#### 6. Parking

Potential employee/operational parking constraints would remain relatively the same with or without the DWDO.

#### C. EFFECTS DEPENDENT ON SPECIFIC CHARACTERISTICS OF SITE AND DEVELOPMENT

#### Geologic Hazard Exposure

Dependent on specific site location of a development project permitted under the DWDO, individuals could be exposed to a known geologic hazard.

The effect could be completely mitigated with standard mitigation measures used by the County of Napa.

#### 2. Geologic Hazard Intensification

Dependent on specific site location of a development project permitted under the DWDO, construction activities could influence a known geologic hazard.

The effect could be completely mitigated with standard mitigation measures used by the County of Napa.

#### 3. Unique Geologic/Geomorphic Feature Damage

Dependent on specific site location of a development project permitted under the DWDO, construction activities could influence a known geologic or geomorphic hazard.

The effect could be completely mitigated with standard mitigation measures used by the County of Napa.

#### 4. Habitat Destruction

Dependent on specific site location of a development project permitted under the DWDO, surface disturbance could alter or destroy valuable wildlife habitat.

The mitigation measures recommended in this report under Vegetation/Wildlife (Cumulative) would completely mitigate this effect.

#### 5. Plant/Animal Diversity

Dependent on specific site location of a development project permitted under the DWDO, surface/subsurface disturbance could alter the existing plant/animal diversity. habitat.

The mitigation measures recommended in this report under Vegetation/Wildlife (Cumulative) would completely mitigate this effect.

### 6. Fish/Wildlife Movement Interference

Dependent on specific site location of a development project permitted under the DWDO, migratory movements of terrestrial or aquatic species could be impacted.

The mitigation measures recommended in this report under Vegetation/Wildlife (Cumulative) would completely mitigate this effect.

#### 7. Community Disruption

Siting of facilities permitted under the DWDO could cause a disruption or influence the quality of life of existing communities.

This effect could be completely mitigated with standard mitigation measures available to the County of Napa.

#### 8. Recreational/Educational Use Elimination

Siting of facilities permitted under this ordinance on, or adjacent to, areas of known recreational or educational value could alter or eliminate their use.

This effect could be completely mitigated with standard mitigation measures available to the County of Napa.

#### 9. Mineral Extraction

Siting of facilities permitted under this ordinance could interfere with, or jeopardize the removal of, viable minerals located in the County.

This effect could be completely mitigated with standard mitigation measures available to the County of Napa.

#### 10. Surface/Groundwater Pollution

The potential for surface/groundwater pollution is specifically related to individual site constraints, and development practices utilized by the developer.

This effect could be completely mitigated by strict compliance with standard mitigation measures available to the County of Napa, and discharge requirements of the Regional Water Quality Control Board.

# 11. Sewage Disposal

Development of facilities allowed under the DWDO could effect the service availability to residents of the incorporated communities of Calistoga, St. Helena, and the Town of Yountville, if permitted in their service areas.

This effect could be completely mitigated by standard measures available to all three communities.

#### IV. LAND USE PROJECTIONS

#### A. WINE PRODUCTION AND VINEYARD FORECASTS

In order to analyze the impact of the DWDO upon land use and the environment in relation to the wine industry as a whole, Napa County contracted with Agland Investment Services, Inc. to prepare a Wine Industry Growth Economic Model. This document provides an estimate of winery capacity and vineyard acreage necessary to meet demand in 2010. The Forecast indicates that:

- Demand for premium wine will continue to grow; recent growth rates in excess of 10% per year will moderate over the next 20 years, averaging 5% per year.
- The ratio of production between "popular premium" and "super/ultra premium" California wines will remain relatively constant, with "popular premium" comprising 75% of the California market.
- Napa County wines will capture a declining market share of all California wine. "Super/ultra premium" market will go from 70% to 60%; "popular premium" market will decline from 30% to 25%.
- Despite reduced market share, Napa County wine production will more than double from 26 million gallons (1988) to nearly 57 million gallons (2010).
- Adoption of the DWDO will not affect overall wine production or vineyard acreage.

#### B. WINERY AND VISITOR FACILITY FORECASTS

To convert the Agland Forecast into the various physical and economic variables needed to "drive" the environmental impact analyses. A Winery and Visitor Facility Forecast was prepared by Economic Planning Systems (EPS). This forecast incorporates the results of a winery survey and a winery data base developed by the County. Copies of the Agland Forecast and EPS Forecast are available from the Napa County Conservation Development and Planning Department as technical background reports to this document.

<sup>&</sup>quot;Popular premium" wines are priced from \$3-7 per bottle at retail; "super premium" wines are priced at \$7-14 a bottle; and "ultra premium" are priced over \$14 a bottle.

Table 1 (Land Use Projection Summary) details the parameters calculated in the EPS Forecast. Basic assumptions from the Agland Forecast were that wine production and vineyard acreage are driven by the market, and will not be substantially affected by the DWDO.

The EPS Forecast projects, as a direct impact of the DWDO, an increase in the percentage of large wineries, and hence fewer of them. This is due to deletion of the "small winery use permit exemption". Over the next 20 years, EPS expects 100 fewer wineries than under current regulations, a 40% decrease in growth.

The model describes the following three scenarios:

"Base case": Existing wineries plus those winery projects that have

been approved but not constructed.

"Direct impact": Changes expected to occur as a result of the DWDO as compared to development under current regulations.

"Cumulative impact": Winery development expected to occur between now ("base case") and 2010 if the DWDO is adopted.

Even though the average size of wineries increases, total development in the County, including buildings, parking and driveways, and waste disposal ponds, still decreases by 11%.

Visitor facilities follow the same trend as wineries, that is, there are fewer of them, by 8%, but on the average they are slightly larger.

Further direct impacts of the DWDO result from the economies of scale of larger wineries. Winery employees, both permanent and seasonal, are projected to decrease by 4%.

Because wine production stays the same in any case, the DWDO has no direct impact on parameters such as solid waste generation, water use, and waste water generation.

The clause of the DWDO requiring new wine production capacity to utilize 75% Napa grown grapes was analyzed by EPS and determined not to have a significant impact on either amount or location of winery development.

The 18-month "grandfather" clause in the DWDO for existing nonconforming uses was also analyzed. EPS has concluded that this opportunity for legalization

TABLE 1. LAND USE PROJECTIONS SUMMARY

	EXISTING		YEAR 2010		IMPACT IN 2010				
					WDO OVER CURRENT REGULATIONS "DIRECT"				
	CURRENT	BASE CASE(1)	UNDER CURRENT REGULATIONS	UNDER WDO	NUMBER	PERCENT OF TOTAL	PERCENT OF FUTURE GROWTH	WDO OVER BASE CASE: "CUMULATIVE	
WINERIES NUMBER PRODUCTION CAPACITY, MILLION GAL	186 41	238 45	495 75	395 75	-100 0	-20% 0%	-39% 0%	155 30	
TOTAL BUILDING AREA, ACRES PARKING/DRIVEWAY WASTE DISPOSAL PONDS	140 180 440	160 205 500	285 410 995	275 355 875	-10 -55 -120	-5% -13% -12%	-11% -26% -24%	115 150 375	
TOTAL LAND CONSUMPTION	760	865	1690	1505	-185	-11%	-23%	640	
BASE EMPLOYMENT SEASONAL EMPLOYMENT (ADDITIONAL)	5100 1300	5600 1450	9950 2550	9600 2450	-350 -100	-4% -4%	-8% -9%	4000 1000	
SOLID WASTE, 1000 TONS/YR WATER USE, MILLION GAL/YR WASTE WATER, MILLION GAL/MO (DURING CRUSH)	55 275 35	60 295 40	105 505 65	105 505 65	0 0 0	0% 0% 0%	0% 0% 0%	45 210 25	
VISITOR FACILITIES NUMBER TOTAL AREA, 1000 SQ FT VISITORS, THOUSANDS	102 105 4400	118 120 4400	225 210 8600	210 215 8600	-15 5 0	-8% 3% 0%	-16% 6% 0%	90 95 4200	
VINEYARDS, ACRES	32900	32900	51700	51700	0	0%	0%	18800	

(1) INCLUDES DEVELOPMENT APPROVED BUT NOT YET BUILT NOTE: PROJECTED NUMBERS ARE ROUNDED AND DIFFER SLIGHTLY FROM EPS FIGURES

SOURCE: EPS, LSA

of existing uses may result in condensing future growth into an accelerated pattern over the next one to two years. However, this trend would be reversed over the following several years as development in Napa responds to market demand, and the effect has no economic consequences. However, the opportunities presented under the 18-month "grandfather" clause would be inconsistent with the intent of agricultural land use in the General Plan. The reader is referred to the Land Use (Agricultural Resources) section for a complete discussion.

The EPS Forecast also projects the location of new winery development based on the current location of wineries and new vineyards. Although there are changing trends in location of vineyards and wineries over the next 20 years, EPS has determined that the DWDO will not significantly affect this distribution.

EPS has advised that the conclusions of their Forecast be used within certain confidence levels: changes of less than 10% should not be considered significant; changes between 10% and 20% should be examined carefully and may be significant; changes over 20% indicate a predictable trend.

#### C. VISITOR AND SECONDARY GROWTH FORECASTS

EPS examined in detail the possibility that the DWDO might affect visitor and employment trends. Their conclusion is that there is no direct, nor cumulative, impact of the DWDO on either. The volume of visitors to Napa County is primarily a result of increasing Bay Area population, increasing Bay Area disposable income and desire for recreation, increasing visitors to the San Francisco region as a whole, and the advertising/marketing programs of individual Napa wineries and the wine industry.

The one exception to this conclusion is the visitor volume which may be generated by new promotional events allowed by the DWDO. See Section VI, Growth Induction, for a discussion of this possible effect.

Regarding employment, EPS determined that aside from winery employees already mentioned, there will be no direct, nor cumulative, impact of the DWDO. Increased employment in lodging, eating establishments, recreation, or visitor services is dependent on the growth of the visitor industry. Further winery development above the substantial level already existing is not considered a significant impetus toward increased employment in these fields.

# V. ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION MEASURES

# A. LAND USE (AGRICULTURAL RESOURCES)

# Setting

Napa County covers 513,000 acres, one-third of which is level enough for conventional development, and only a small portion of this level land lies along the main highways and arterials. Thus, the County retains much of its rural, undeveloped character. Agriculture has always been the dominant land use in the County, being one of the primary sources of income and employment. In 1981, wine grapes and grapevine nursery stock constituted 80% of the agricultural production, and the percentage has increased since then due to conversion of agricultural uses to vineyard, and the increase in value of grapes.

Napa County is an irreplaceable viticultural resource area. The characteristics of climate, soils, and hydrology that make it one of the foremost grape growing and wine producing regions in the world would be impossible to duplicate if one or more of the characteristics were impaired or destroyed. The Land Use Map of the General Plan (Figure 4) provides an overview of the distribution and location of major land use areas and facilities in Napa County. The unincorporated area is dominated by agriculture, watershed, and open space, while urban uses are concentrated in and around the incorporated communities.

#### Impacts

<u>Direct</u>. Adoption of the proposed DWDO would alter the intent of the Agricultural Resource and Agricultural Watershed Land Use designation.

Adoption of the proposed DWDO would have a significant adverse impact on land use in Napa County. Specifically, the proposed DWDO would:

- Effectively reduce the County's General Plan Agricultural Land Use Intent from 40 acres to 10 acres.
- Provide a mechanism to either legalize existing illegal uses, or permit expansion of non-agricultural uses in the Agricultural Resource and Agricultural Watershed areas.

As either impact is in direct conflict with the intent of the General Plan, and would create a situation that would jeopardize the integrity of the Agricultural Resource and Agricultural Watershed areas, the proposed DWDO has a significant adverse land use impact.

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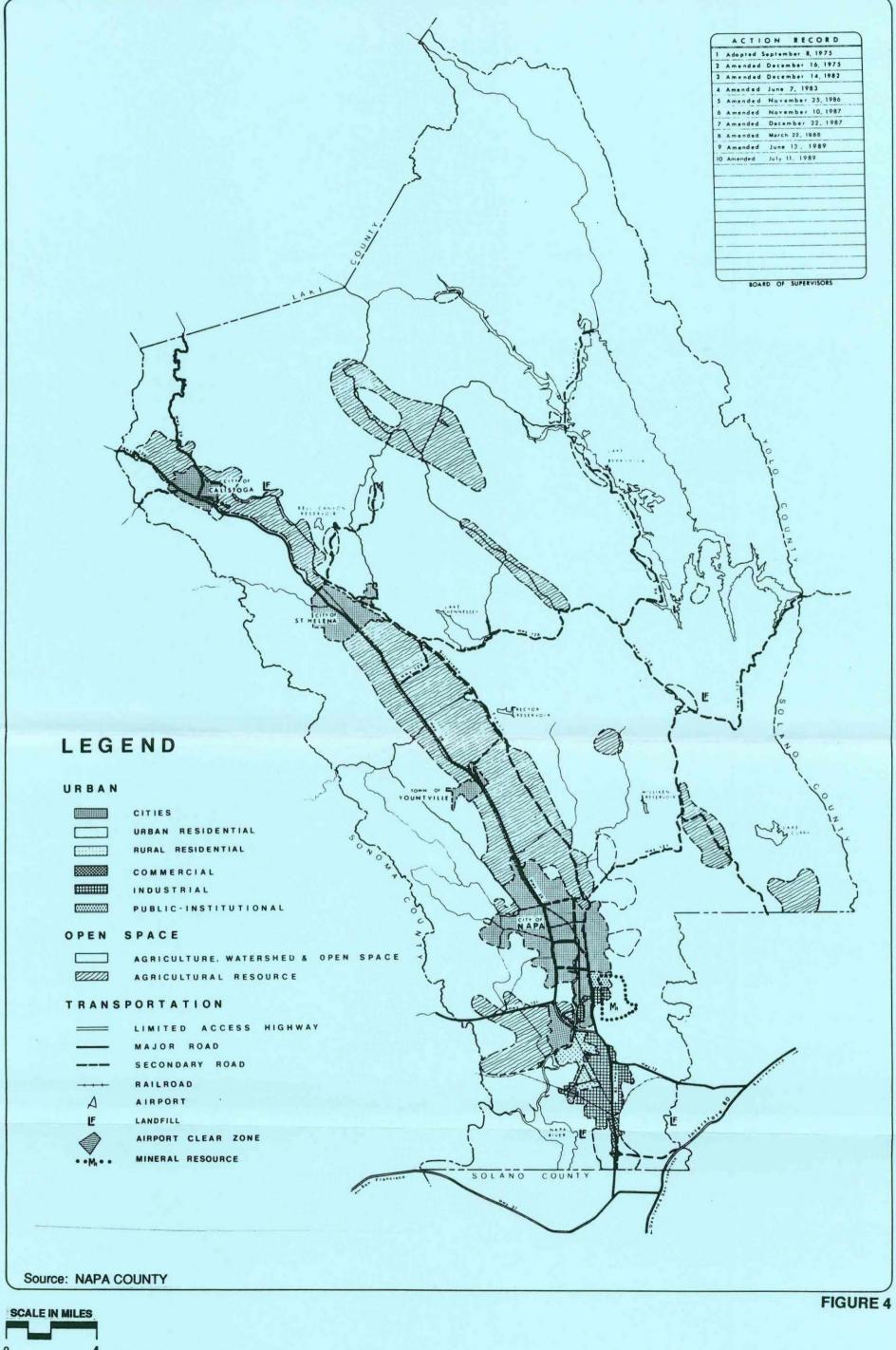
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Cumulative. None additional.

#### <u>Mitigation</u>

### Direct.

- The DWDO shall be amended to require all new wineries to comply with the General Plan criteria of 40 acres minimum parcel size in the Agricultural Resource and Agricultural Watershed areas.
- The DWDO shall be amended to prohibit non-agricultural uses from the Agricultural Resource and Agricultural Watershed areas. Non-agricultural uses include public tasting rooms, retail sales except for wine produced by the winery and wine related articles (e.g., wine glasses and cork screws), museums, catering, classes, and public promotional events except wine related activities.
- Existing uses within the Agricultural Resource and Agricultural Watershed areas that fall within the non-agricultural definition set forth above, and which do not have a bona fide Use Permit for their activities, shall be abated.

Cumulative. None additional.

Implementation of the preceding measures would completely mitigate the impact as identified.

# B. WATER QUALITY

#### Setting

Water quality data for the County were obtained from the United States Geological Survey (USGS) and the California Department of Water Resources (DWR). The USGS maintains a stream gaging station on the Napa River near Napa, which is part of the National Stream-Quality-Accounting Network. USGS and DWR data were combined to assess water quality of the Napa River at St. Helena and near Napa. Data also were obtained from numerous other sources to supplement the database. These sources include reports of special studies which will be discussed throughout this report. Unfortunately, there are insufficient data for tributaries or other water bodies in Napa County.

Quality of the Napa River is generally considered suitable for beneficial uses as specified by the Regional Water Quality Control Board. Based upon the

predominant cation and anion, the water can be classified as a calcium bicarbonate type water.

Groundwater Quality. Groundwater quality in Napa County was characterized existing data. In 1973, the USGS published a series of openfile reports presenting data for selected wells in Napa County. These data were obtained in a period of time between the early 1950s and 1973. Each of these reports focuses upon wells within the area covered by USGS topographic quadrangle Napa (Bader and Svitek, 1973), Yountville (Svitek, 1973), Rutherford (Bader and Svitek, 1973), St. Helena (Bader and Svitek, 1973), and Calistoga (Svitek and Bader, 1973). The water quality data presented in these reports then were interpreted by Faye (1973), whose work represents the most quantified discussion of groundwater quality in Napa County available. Unfortunately, there were no available data representing more recently obtained samples. However, these data are suitable to characterize the general quality of Napa County groundwater resources. The general character of water in the County is good; however, there are commonly high levels of boron, sodium, chloride and iron. In general, groundwater from the alluvial aquifer and Sonoma volcanics in the vicinity of Calistoga contains highest mean levels of boron, iron and chloride. Boron concentrations also can be high in the vicinities of Rutherford and Yountville.

# **Impacts**

Direct. None.

<u>Cumulative</u>. Growth in the number of wineries in Napa County and subsequent increases in winery wastewater could adversely affect the quality of the county's water. Due to the treatment systems used, these impacts would be primarily to the region's groundwater resources. Although the County enforces strict regulations pertaining to treatment systems in order to protect water quality, the groundwater is still affected, although impacts are presently insignificant. Projected increases in wastewater generation are significant and the increased pollutant loads pose a very real threat to groundwater quality.

Urban runoff is a potentially-significant source of pollutants. The sources of these pollutants are traffic emissions, traffic by-products such as oil and gas drippings, and urban erosion (Novotny et al., 1985). The general effect of urban development is to increase the percentage of impervious surface by adding rooftops, roads, parking lots, etc. (EPA, 1983). Precipitation falling upon these surfaces then can rapidly flush the pollutants that have accumulated during dry periods. Winery and tasting facilities are analogous to urban environments due to the nature of the facilities. Driveways and parking lots collect significant amounts of pollutants available to be carried off with the next precipitation event.

The reader is directed to the Cumulative Impact section for a further discussion of these impacts.

#### Mitigation

Direct. None.

C. WATER RESOURCES

#### Setting

Groundwater Availability. Groundwater in Napa County occurs primarily in the older and younger alluviums of the Napa Valley and the Sonoma Volcanics of the Valley fringes. A small amount of groundwater is contained in the alluvium of Pope Valley and Capell Valley. Much more groundwater may be obtained from the alluvium than from the Sonoma Volcanics. The thickness of the alluvium, and correspondingly, the hydraulic conductivity, increase from north to south, and from the edges of the valley toward the Napa River. Most of the water in the alluvium is unconfined (Faye, 1973). Useable storage capacity is limited to the area between St. Helena and Napa due to shallow, low-yielding sediments in the north and salt-water intrusion in the south (USGS, 1972 and USGS, 1960). The estimated gross storage capacity of this area is 234,000 acre-feet (AF) (an acrefoot is the quantity of water required to cover an acre of land to a depth of one foot) to a depth of 200 feet (USGS, 1972). However, because it is not feasible to extract water to a depth of 200 feet, the amount of water available for use is slightly less than the storage capacity (USGS, 1972). The storage capacity is usually fully recharged every spring (Napa County Flood Control and Water Conservation District, 1973).

Recharge to the alluvium occurs primarily from infiltration of rainfall and percolation from streams. Discharge from the alluvium occurs via flow to the Napa River, evapotranspiration, and pumpage from wells. The Napa River is a gaining river which does not recharge groundwater supplies even during drought years (Faye, 1973). Due to considerably greater rainfall in the winter and spring, groundwater levels and stream flows are highest in the spring and decrease throughout the summer and fall until the winter rains (Faye, 1973).

The Franciscan Formation, the dominant geologic formation in eastern Napa County, may yield small quantities of water from fractures and deeply weathered zones, but is generally non-water-bearing (USGS, 1963 and USGS, 1970). Very little alluvium, the major source of groundwater in Napa County, occurs in the east. Exceptions are the Pope Valley and Capell Valley aquifers. Pope Valley is approximately 8 miles east of the northern end of Lake Berryessa. Its alluvial aquifer has an estimated storage capacity of approximately 7,000 AF. However, pumping is not economical because of the impermeability of the alluvium in the area. Capell Valley lies about 4 miles south of the southern end of Lake Berryessa. The alluvium in Capell Valley has an estimated storage capacity of 700 AF. Pumping is also not economical in this area since the storage capacity is so small. (Napa County Flood Control and Water Conservation District, 1977.)

Surface Water Conditions. Rainfall in western Napa County averages about 600,000 AF annually. The Napa River and other streams receive about one-third of this water, and the other two-thirds percolates into groundwater aquifers, is stored in man-made reservoirs, evaporates, or is used by vegetation (Napa County Flood Control and Water Conservation District, 1973). Average rainfall in the Napa Valley ranges from 23 inches at the City of Napa to 32 inches at the City of St. Helena (State Water Contractors, 1989). The Carneros region receives approximately one-half to one-third the annual average rainfall of St. Helena (Craig Williams, Joseph Phelps Winery, personal communication, 1989).

Eastern Napa County receives about 500,000 AF of rainfall each year. Most of the approximately 170,000 AF of annual runoff drains into Lake Berryessa (Napa County Flood Control and Water Conservation District, 1973).

Napa County relies primarily on surface water storage for municipal, industrial, and agricultural uses. Kimball Reservoir supplies water to the City of Calistoga. Bell Canyon Reservoir supplies water to the City of St. Helena. The State facility of Rector Dam Reservoir supplies water to the Town of Yountville. Lakes Hennessey and Milliken as well as the North Bay Aqueduct provide water for the City of Napa. In addition, small communities in the Berryessa Region receive municipal and industrial water from Lake Berryessa.

All of the eastern half of the County, except Gordon and Wooden Valley areas, drains into Lake Berryessa, the largest body of water in the County. Lake Berryessa drains to the east into Solano County which receives all water rights to the Lake (Napa County Flood Control and Water Conservation District). Tributary streams and waterways in the County take on a dendritic pattern. Smaller intermittent and perennial streams exist throughout the County.

#### Impacts

Direct. None.

<u>Cumulative</u>. Increased development of wineries during the next 20 years may result in a shortfall of groundwater supplies. The reader is directed to the Cumulative Impacts section for a further discussion of this impact.

#### Mitigation

Direct. None.

<u>Cumulative</u>. See Cumulative Impact section.

# D. VEGETATION AND WILDLIFE

#### Setting

Napa County is a relatively small County but due to the variety of soils, topography, and microclimates present encompasses a diversity of vegetation types. Included are redwood forest, mixed hardwood forest, blue oak/digger pine forest, chaparral, coastal prairie scrub mosaic, valley oak savannah, and coastal saltmarsh. Their distribution is shown in Figure 5. This distribution has been modified significantly by past agricultural and urban development. Some of these communities such as the valley oak savannah have been reduced to a few remnant trees. Moreover, large portions of others, including the coastal prairie scrub and coastal saltmarsh have been reduced.

<u>Sensitive Plant Communities</u>. Several unique plant communities and areas of special concern have been identified within Napa County outside of publicly-owned lands where they are protected. Included are riparian woodland, oak woodland, vernal pools, seasonal and tidal wetlands, geothermal hot spring fields, and areas of serpentine soil. The general locations for some of these communities are shown in Figure 6. It should be noted that the riparian woodland present along the Napa River is the third most valuable in California.

Special Status Species. Special status species have either been formally or informally listed by government agencies, conservation organizations, or other entities because of concern for their continued survival due to naturally limited occurrence and/or loss of habitat. Formally listed species are classified by the state and federal governments as "threatened" or "endangered". These species are afforded legal protection through state and/or federal legislation. Informally listed species include those identified as being of special concern but for which specific legal status is lacking. Included are species being considered for listing by a state or federal agency (i.e., the so-called state and federal "candidate" species).

Known occurrences of species are mapped here, but it should be noted that the locations mapped are not precise and are meant to show general locations and distribution only. Species that are highly sensitive to human disturbances are not shown for their protection. Moreover, current and past locations may have disappeared, and new locations may be discovered.

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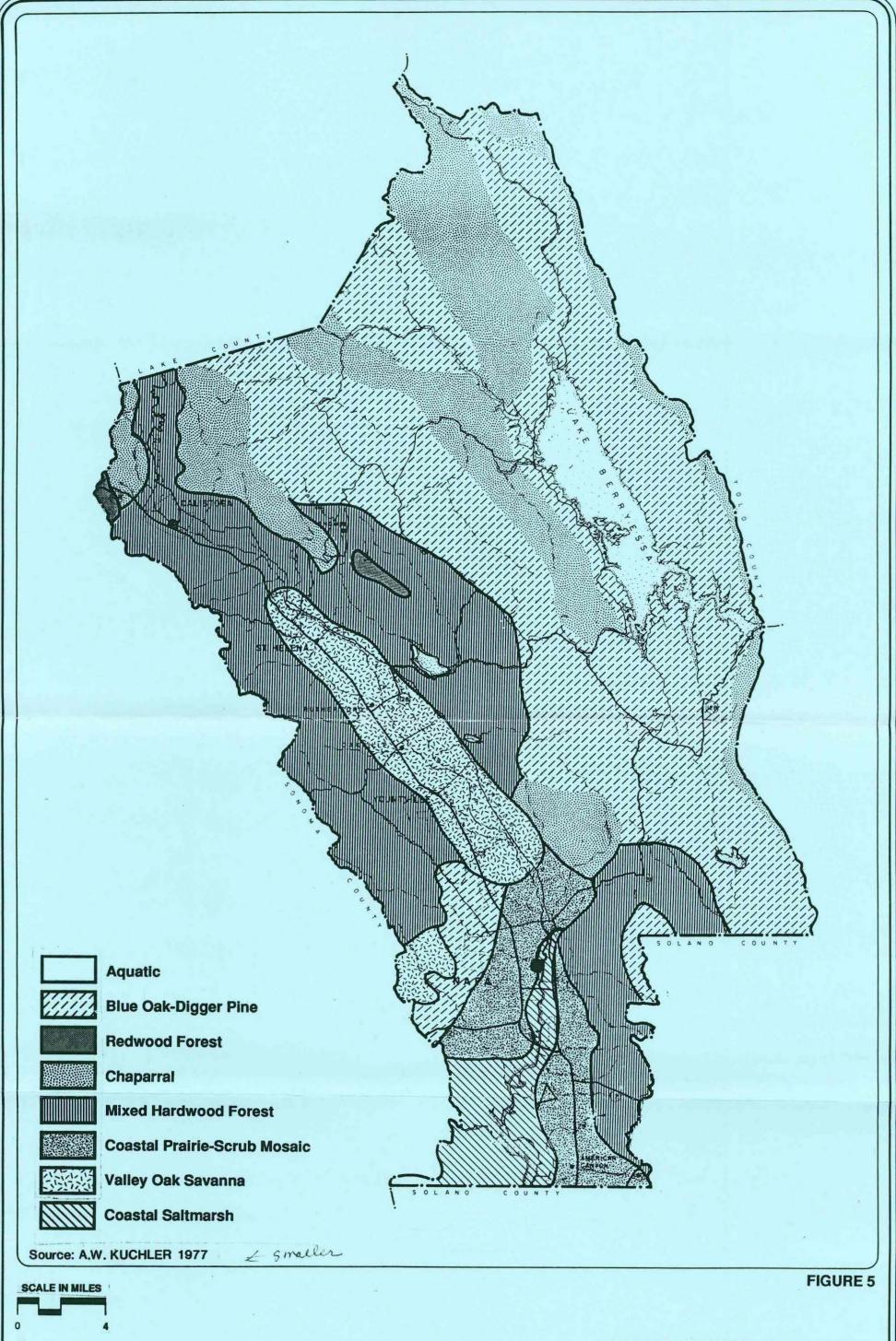
D. VEGETATION AND MILETER

Name County is a relatively possit County but due to the variety of relation topography, and microcolmates present encountsies a diversity of repatrion types, lealuned are reduced forest, mixed narrayced forest, bine califorer planforest, compared, coastal grainfu scrub mossic, valley on the unitarity and coastal sale of the coastal modern distribution has been added in a require series of the coastal present town of these trees been reported to a few remainstrate that the coastal present screet trees. Moreover, large contains of miner, tactualing the coastal present screet

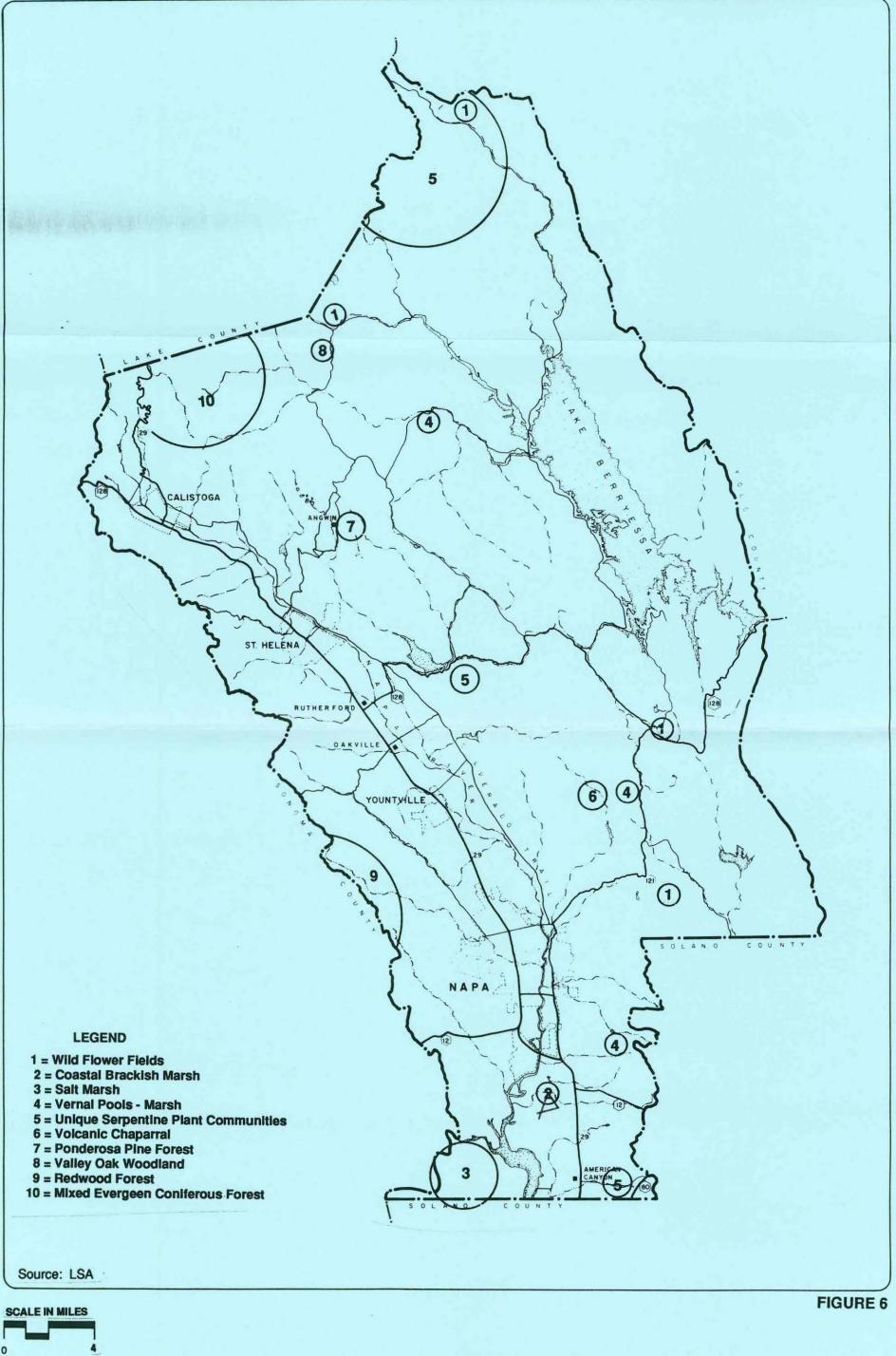
Sentitive Plant Communities. Served unique plant communities and areas of special concern have been inductived within these County outside of smallely-owned lands where they are producted. Included are objective woodland, out woodland, vernal monts, seems and the sentences, decinemal not spring finding, and areas of surpredict of the communities are shown in Figure 6. It should be noted that the reportant woodland present along the Maya Niver is the third most valuable in California.

Special Status Special status special status special bard officer bord formally described or informally listed by government admiciled, conservation organizations, or other entities occase of cercorn for their continued during described and secure and or industrial special organization and teaeral governments as "Unreatened" or 'andompered'. These special field and teaeral operation through state and/or federal injuriation, before the teaeral and teaeral and teaeral to the teaeral operation through state and/or federal injuriation, but for which special being our special being for which special being for the which special being constituted and states or teaeral special states.

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LOCATIONS OF SENSITIVE PLANT COMMUNITIES IN NAPA COUNTY

Special Status Plants. There are 73 special status plants currently identified by the California Native Plant Society (CNPS) as present in Napa County. One plant (showy Indian clover) is thought to be extinct. Three more (soft-haired bird's beak, mud flat quill plant, and Napa bluegrass) are listed by the State as either rare of endangered. These three plants plus 22 more are listed by CNPS as endangered. The currently known general distribution of these latter two groups of plants is depicted in Figure 7. Note that most of these plants occur in the unique sensitive communities previously listed. The distribution of the remaining 47 plants listed by CNPS are not plotted here for they lie on this organization's "candidate" and "watch" lists.

Special Status Wildlife. There are currently 28 special status animals that are thought to reside in Napa County. Nineteen of these animals are birds, two are rodents, two are other mammals, two are amphibians, one is a reptile, and one is a shrimp. Five (i.e., the peregrine falcon, California clapper rail, California black rail, saltmarsh harvest mouse, and California freshwater shrimp) are listed by the state and/or federal government as "endangered" or "threatened". A partial distribution of these animals is shown in Figure 8. Many of these species are closely tied to, and dependent on, the sensitive habitat types described in the vegetation section, especially marsh and riparian areas. The tidal marshes of the lower Napa River support several special status The riparian vegetation along the Napa River and its tributaries provides habitat for many resident special status birds. Moreover, a number of bird species of special concern (not included in the list of special status animals because they do not breed in the County) use the riparian corridors along the Napa River during winter and during the spring and/or fall migrations. The California freshwater shrimp lives in this river and also inhabits the creeks in the Carneros area.

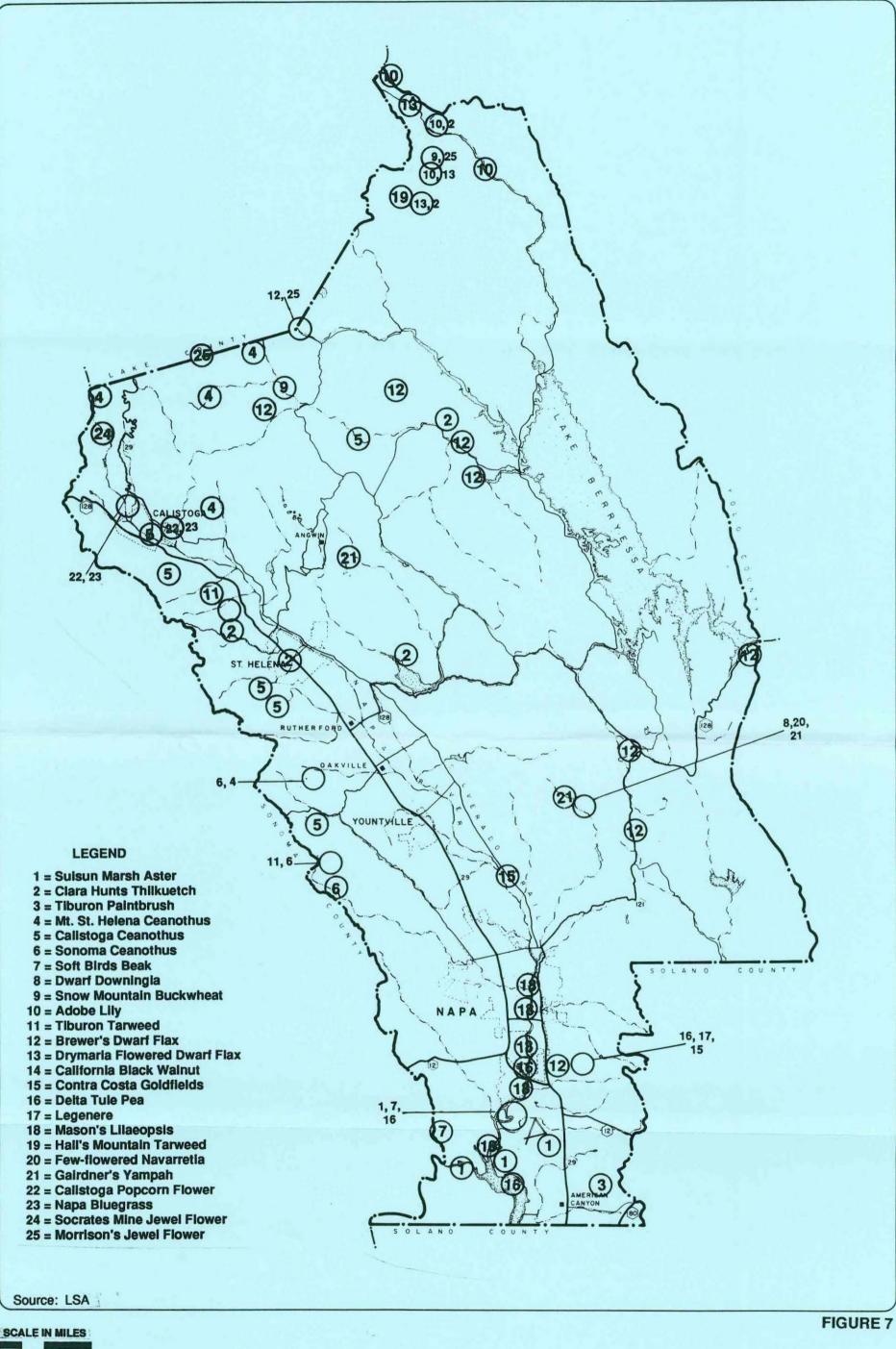
# <u>Impacts</u>

Direct. None

<u>Cumulative</u>. At a minimum, 600 acres of vegetation/wildlife habitat will be lost during the next 20 years as a result of winery development. This may include acreage with special status plant or animal species; the extent of this impact is not quantifiable at this time. Additional degradation of the quality of the riparian and marsh communities may occur due to sediment from winery construction and urban-type runoff. See the Cumulative Impact Section for further discussion of these impacts.

# Mitigation

Direct. None.

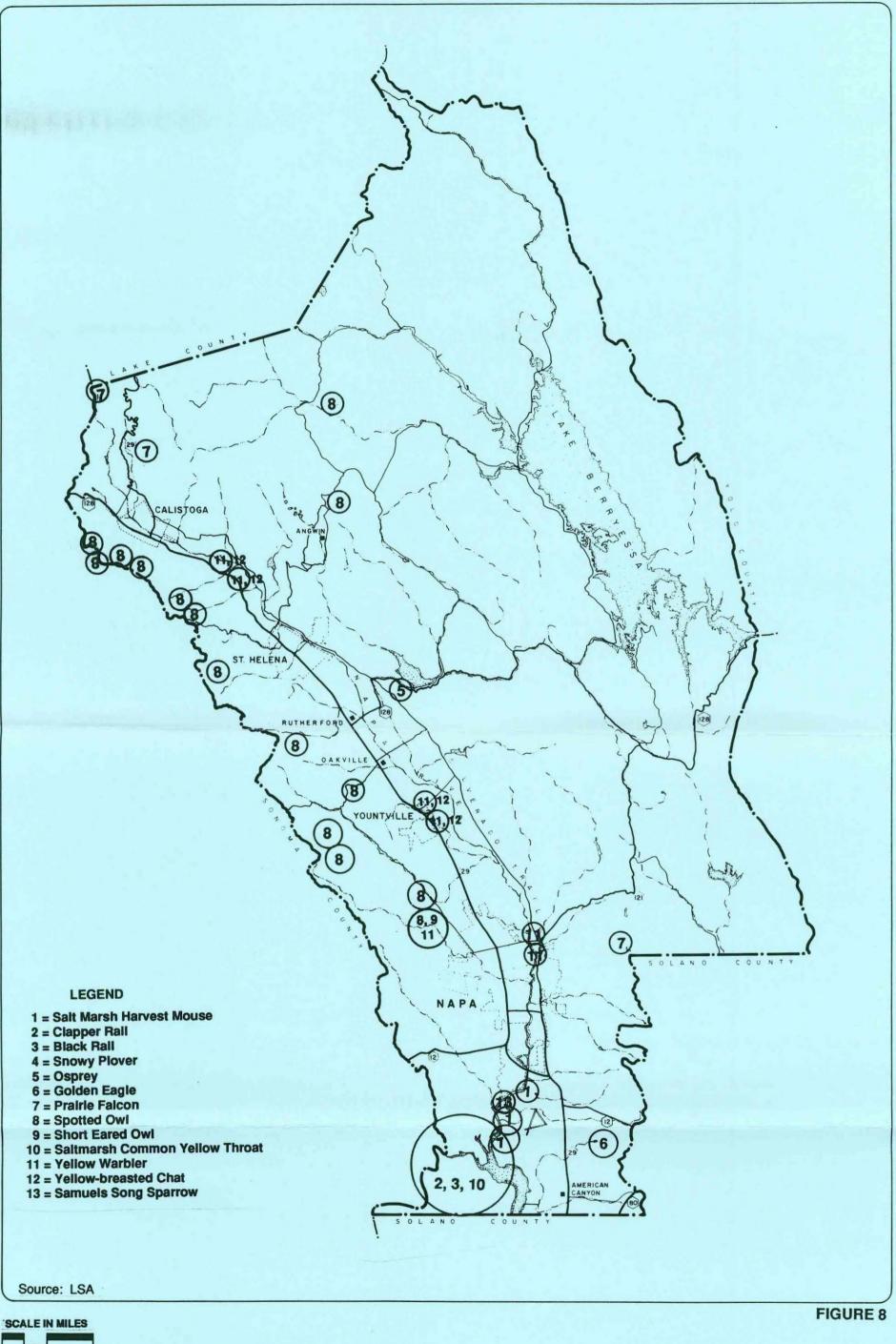


















Cumulative. See Cumulative Impact section.

# E. VISUAL/AESTHETIC CONSIDERATIONS

### Setting

Napa County has one of the most attractive and economically important visual and aesthetic resources in California. The combination of vistas of rolling hills and the historic presence of vineyards and wineries has produced an attraction which enriches the lives of residents and brings thousands of visitors to Napa County each year.

Wineries in the County have increased eight fold since 1968 from 22 to approximately 185. An additional 52 wineries have been approved and are in various stages of planning or construction. During the same time period, overall population has increased about 40%, at least partially due to the growth in the wine industry. These changes, plus the emergence of retail, eating and lodging services supporting a growing number of visitors, have changed the visual character of the central County from rural agricultural to a more commercial, higher activity, winery and visitor-oriented character.

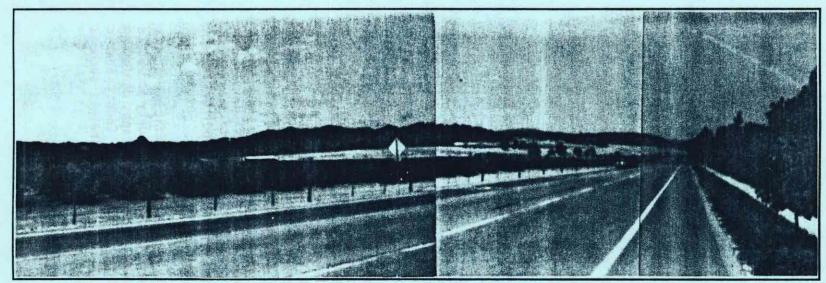
The existing wineries and associated buildings in the Napa Valley range from attractive old historic buildings with deep setbacks well shielded by mature trees to modern warehouses set alongside the highway with no landscaping. From Yountville to St. Helena, a distance of only ten miles, there are 64 approved wineries, all of which are visible from major arterials to some extent. Ten of these are more than 20 years old, 43 are of recent vintage, and 11 are in various stages of construction. The visual character of the region is changing rapidly.

The County currently has no specific regulations regarding visual quality of development, although use permit conditions sometimes address this issue and zoning regulations controlling densities and setbacks have an indirect effect on visual quality.

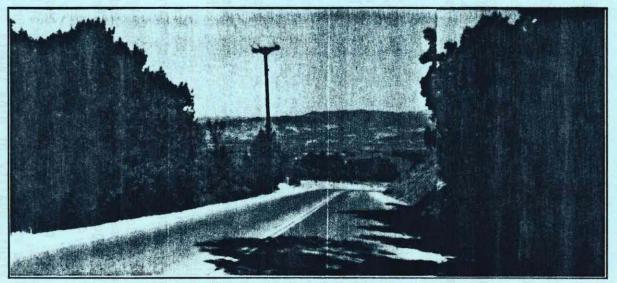
At present, Napa County has chosen not to adopt any official Scenic Highways, however, the County's General Plan identified several County and State roads as appropriate candidates. Figures 9 through 16 are photographs depicting the visual quality of Napa County as seen from the proposed County Scenic Highways. These photographs show both scenic quality and constraints such as telephone poles, signs, and development.

#### <u>Impacts</u>

Direct. None.



A1. Dry Creek Road, southern section, subdivision on right, grazing and vineyard on left

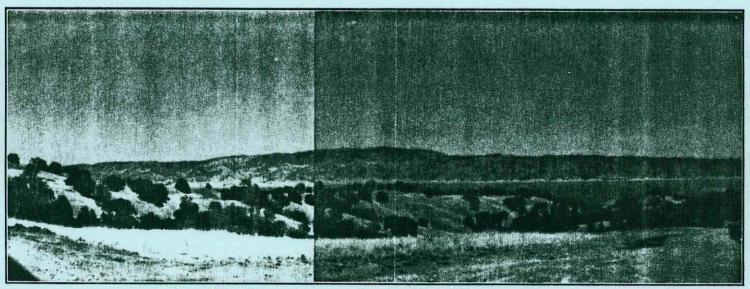


A2. Oakville Grade, looking east toward Napa Valley



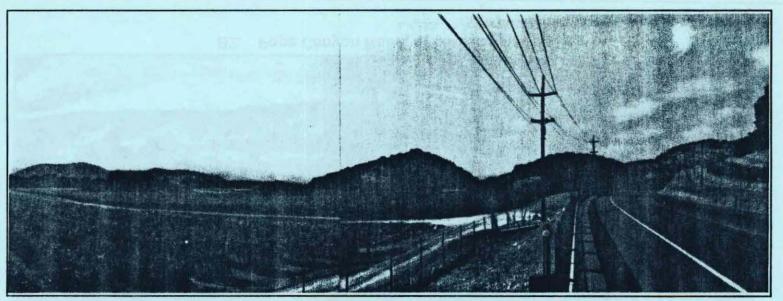


B1. Pope Canyon Road, western section



B2. Pope Canyon Road, at Lake Berryessa



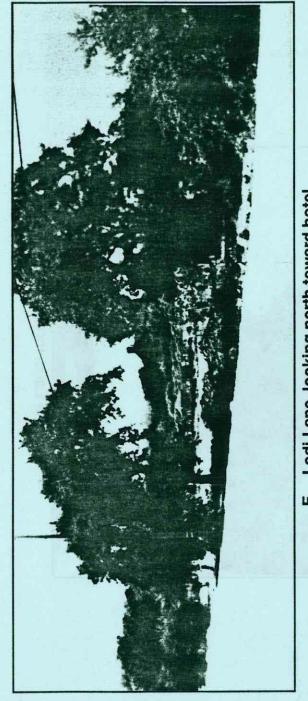


C1. Silverado Trail, looking south at Deer Park Road

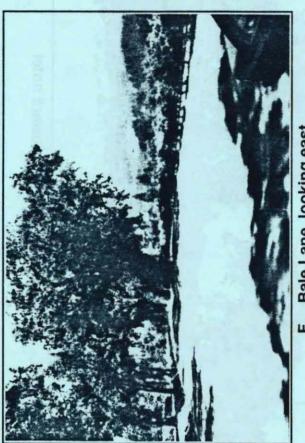


D. Silverado Trail, looking south near Zinfandel Lane





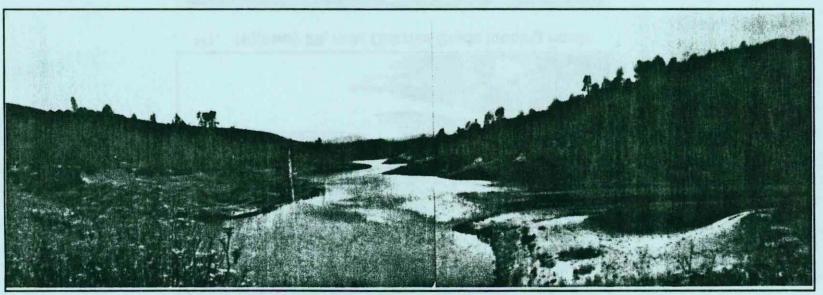
E. Lodi Lane, looking north toward hotel



F. Bale Lane, looking east



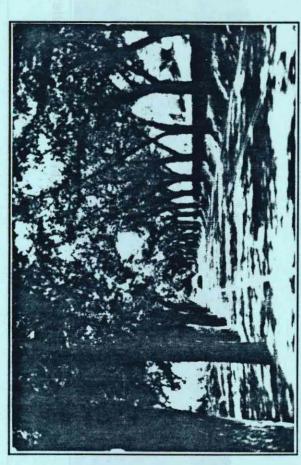
G1. Highway 128, vineyard development near Chiles Valley



G2. Highway 128, at Lake Hennesy



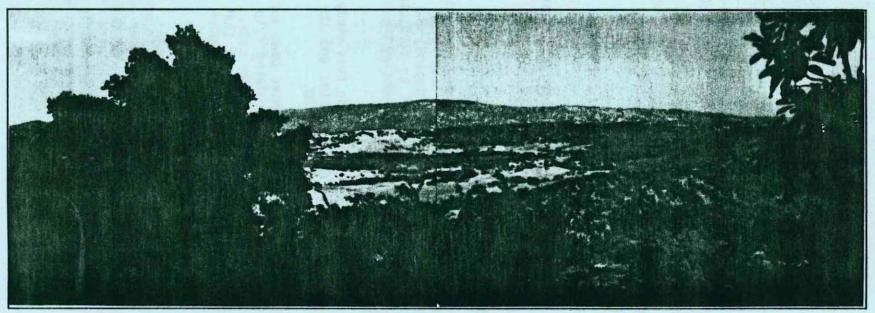
H1. Highway 29, near Oakville Grade looking north



H2. Highway 29, tree canopy in St. Helena



I1. Highway 121/12, near Sonoma County line looking east



12. Highway 121, east of Highway 29 looking east toward Wooden Valley

<u>Cumulative</u>. The projected addition of 155 new wineries, 90 new tasting rooms, numerous expansions, and around 600 acres of winery development (as projected in the EPS Forecast) will have an extensive impact on the visual quality of Napa County and on the quality of Napa's proposed scenic highways. The reader is directed to the section on Cumulative Impacts for a further discussion of impacts.

#### Mitigation

Direct. None.

Cumulative. See Cumulative Impact section.

#### F. TRAFFIC

#### Setting

Daily traffic volumes along the major state routes in Napa County are currently approaching capacity levels. It is also expected that with continued growth in the County, traffic impacts and congestions are likely to increase. The proposed DWDO is expected to regulate the growth in the winery-related facilities with the intent of reducing the traffic-related congestion and impacts from this use.

The analysis presented in this study focuses on winery-related trip ends for the existing 1989 condition and the forecast 2010 condition under the provisions of the proposed DWDO.

Daily traffic volumes have been separated into winery- and non-winery-related trip ends. Winery-related trip ends are comprised of winery-based employee trip ends and truck trip ends. Two forms of truck trips have been identified in this analysis: trucks that carry the grapes from the vineyards to the wineries, and trucks that transport supplies to the wineries and bottled wine from the wineries.

Existing 1989 Traffic Volumes. Table 2 indicates that there are approximately 87,200 daily trip ends in north Napa County and 257,600 trip ends in south Napa County. The large number of trip ends associated in south Napa County is accounted for by the large residential and employment base located around the City of Napa. Winery-related trip ends in south Napa County account for a very small portion of the total trip ends, while winery-related trip ends in north Napa County, where the majority of the wineries are located, account for approximately 21.1% of the total trip ends in that region.

TABLE 2. WINERY & NON-WINERY RELATED TRIP ENDS

	EXIST	ING	YI	EAR 2010	IMPACT IN 2010		
PARAMETER	BASE CASE(1)	PERCENT	UNDER CURRENT REGULATIONS	UNDER WDO NUMBER PERCENT		WDO OVER CURRENT REGULATIONS "DIRECT"	WDO OVER BASE CASE: "CUMULATIVE"
NORTH NAPA COUNTY DELIVERY TRUCK TRIP ENDS WINERY EMPLOYEE TRIP ENDS	1,850 16,600	2.1% 19.0%	26,770	2,650 25,700	2.2% 21.3%	0 (1,070)	800 9,100
TOTAL WINERY TRIP ENDS	18,450	21.1%	29,420	28,350	23.5%	(1,070)	9,900
NON-WINERY RELATED TRIP ENDS	68,750	78.8%	92,350	92,350	76.5%	0	23,600
TOTAL TRIP ENDS	87,200	100.0%	121,770	120,700	100.0%	(1,070)	33,500
SOUTH NAPA COUNTY DELIVERY TRUCK TRIP ENDS WINERY EMPLOYEE TRIP ENDS	350 1,000	0.1% 0.4%		750 4,400	0.2% 1.2%	0 (180)	400 3,400
TOTAL WINERY TRIP ENDS	1,350	0.5%	5,330	5,150	1.4%	(180)	3,800
NON-WINERY RELATED TRIP ENDS	256,250	99.5%	364,650	364,650	98.6%	0	108,400
TOTAL TRIP ENDS	257,600	100.0%	369,980	369,800	100.0%	(180)	112,200
TOTAL NAPA COUNTY DELIVERY TRUCK TRIP ENDS WINERY EMPLOYEE TRIP ENDS	2,200	0.6% 5.1%	31,350	3,400 30,100	0.7% 6.1%	(1,250)	1,200 12,500
TOTAL WINERY TRIP ENDS	19,800	5.7%		33,500	6.8%	(1,250)	13,700
NON-WINERY RELATED TRIP ENDS	325,000	94.3%	457,000	457,000	93.2%	0	132,000
TOTAL TRIP ENDS	344,800	100.0%	491,750	490,500	100.0%	(1,250)	145,700

<sup>(1)</sup> INCLUDES DEVELOPMENT APPROVED BUT NOT YET BUILT SOURCE: LSA, ABAG AND MTC TRAVEL PATTERN PROJECTIONS

#### Impacts

Direct. None.

<u>Cumulative</u>. Daily traffic volumes throughout Napa County will significantly increase between 1989 and 2010. Volumes along the major routes in north Napa County will increase by approximately 33,500 daily trip ends, 30% of which are attributed to wineries, while volumes along the major routes in south Napa County will increase by an estimated 112,200 daily trip ends, 3% of which are winery-related. The reader is directed to the section on Cumulative Impacts for a further discussion of these impacts.

#### Mitigation

Direct. None.

Cumulative. See Cumulative Impact section.

#### G. NOISE

# Setting

There are four major noise sources in Napa County 1) surface traffic noise consisting of noise emanating from major Highways and primary arterial in the unincorporated areas of the County, and from major streets in the cities and towns; 2) two Southern Pacific branch lines: the Schellville branch, which parallels Highways 12 and 29 in the southern portion of the County, and the Vallejo-St. Helena Branch, which parallels Route 29; 3) aircraft noise generated by activity at the Napa County and Calistoga Airports and at the PUC Flight Center, and 4) noise generated by large industries (primarily Basalt Products and Kaiser Steel) and by wineries and their associated agricultural activities.

As stated in the Noise Element of the County General Plan, the unincorporated portions of Napa County are fairly quiet. Ambient noise levels range from 20-25 dBA at 3 AM in isolated areas to about 50 dBA near roadways during the day in the south County. Occasionally, noises occur in rural areas which register far above ambient for short time periods. These can be disturbing to the population even though they do not raise the annual average Ldn. Examples of such noise events include the passage of small aircraft, the operation of vineyard frost fans and pumps, and heavy vehicle traffic around vineyards and wineries. Napa County also uses Ldn as the basis of its Noise Compatibility Guidelines. Although differing somewhat in terminology, the Guidelines are similar to State standards in the noise level ranges they allow, except for residential uses, which are 5 to 10 dBA more restrictive. As industrial/agricultural uses, Ldn's less than 70 dBA would be completely compatible with

winery or vineyard uses, Ldn's between 70 and 80 dBA would be tentatively compatible, Ldn's between 80 and 85 dBA would be normally incompatible, and Ldn's greater than 85 dBA would be completely incompatible.

#### Impacts

Direct. None.

<u>Cumulative</u>. Increased development of wineries may adversely affect ambient noise conditions in Napa Valley. The reader is directed to the section on Cumulative Impacts for a further discussion on impacts.

#### Mitigation

Direct. None.

<u>Cumulative</u>. See Cumulative Impact section.

#### H. CULTURAL RESOURCES

# Setting

Napa County is considered to have one of the densest concentrations of archaeological sites in the Northwest Coast area. According to the California Archaeological Inventory (CAI) Napa County has conducted approximately 397 archaeological studies in relation to 763 recorded sites. This equates to a ratio of approximately one archaeological study for every two recorded sites. As a matter of record the majority of counties in the Northwest Information Service area have a ratio of twice as many archaeological studies as sites.

Current practices to determine the presence of cultural resources are controlled by the following criteria:

- Surveys are required if a project is within 1000 feet of a known archaeological site as depicted on the 1978 sensitivity maps;
- Surveys are required if the project is situated in a similar environment to those areas where sites are recorded;
- Surveys are required if, during the field check, the project planner observes something that would indicate the presence of either prehistoric or historic materials;

Historic research is required for those areas identified either by an inventory prepared in 1984, by the Napa Landmarks Inc., or if during the site visit by the project planner a historical structure or materials are observed.

The DWDO would not alter or influence the County's ability to protect cultural or historical sites.

#### **Impacts**

Direct. None.

<u>Cumulative</u>. Any additional disturbance of undeveloped land may jeopardize a cultural or historic site. The reader is directed to the section on Cumulative Impacts for a further discussion on impacts.

#### Mitigation

Direct. None.

Cumulative. See Cumulative Impact section.

# I. AIR QUALITY

# Setting

Air quality in the Napa Valley section of the San Francisco Bay Area is dominated by vehicular traffic. Traffic accounts for 83% of the ambient concentrations of carbon monoxide (CO), 43% of the reactive organic compounds which are precursors of ozone, and 46% of the airborne particulates. The pattern in Napa County, which is part of the Bay Area Air Quality Management District (BAAQMD), is similar. Traffic accounts for 82% of the ambient concentrations of CO, 50% of the reactive organic compounds which are precursors of ozone, and 53% of the airborne particulates. Construction contributes 40% of particulates.

Measurements of air quality for the last ten years by the BAAQMD on Jefferson Street have shown excesses of the Federal and State Ambient Air Quality Standards (AAQS) have occurred at the station for ozone, total suspended particulates (TSP), and for particulates less than 10 microns in diameter (PM10) since 1978.

#### <u>Impacts</u>

Direct. None.

<u>Cumulative</u>. Increased development may adversely affect the existing air quality of Napa County. The reader is directed to the section on Cumulative Impacts for a further discussion on impacts.

#### **Mitigation**

Direct. None.

Cumulative. See Cumulative Impact section.

# J. PUBLIC HEALTH AND SAFETY

# Fire Protection/Emergency Services

Setting. The California Department of Forestry provides fire protection services to the County of Napa. Under contract with the Board of Supervisors, the Department of Forestry, located in St. Helena, works in conjunction with the nine, volunteer-staffed, fire districts of Napa County. Full-time Forest Ranger staffing increases from 125 during the rainy season to 250 during peak fire season. This staff provides services not only to Napa County, but four additional counties as well (Ernie Loveless, Battalion Chief, Napa County Fire Department, personal communication, 1989).

The Countywide fire protection service responds to approximately 4,000 emergency calls per year. Of those, nearly 80 percent are non-fire related. Visitor-related incidents including auto accidents, vehicle fires, and medical service calls at wineries, represent a major portion of the total emergency calls serviced by the County fire protection services (Byron Carniglia, Rangerin-Charge, County Fire Warden, Director of Emergency Services, personal communication, 1989).

Impacts.

Direct. None.

Cumulative. Any increased demand in service caused by new wineries or expanded uses may adversely affect the ability of Countywide fire protection services to provide adequate response. The reader is directed to the section on Cumulative Impacts for a further discussion on impacts.

Mitigation.

Direct. None.

Cumulative. See Cumulative Impact section.

#### K. COMMUNITY SERVICES

# Sewage Disposal

Setting. Only one winery in the County is connected to a city's sewer system. This is Sunny St. Helena, located in the City of St. Helena. Approximately 180 of the 212 wineries in Napa county are small enough to use septic systems, while approximately 30 larger wineries use evaporation ponds and/or percolation ponds to dispose of waste. Countywide, existing and approved wineries are estimated to generate 38 million gallons of wastewater per month during the crush.

Napa City. Secondary sewage treatment is provided for by the Napa Sanitation District. The District generally runs the treatment facilities during the winter and spring months, when treated sewage can be safely released into the Napa River. In addition, treated water is used to irrigate a 540-acre parcel of pasture land. When in operation, the treatment plant has the capacity to operate at 50.4 million gallons per day (mgd) and currently runs near 8 mgd. During the summer months, when treatment is not in progress, the sewage is stored in ponds, which have a starting summer storage capacity of approximately 560 million gallons. This storage reaches capacity by the beginning of November, when the district can safely discharge into the Napa River (Ernie Erskine, Napa Sanitation District, personal communication, 1989).

No direct sewer lines are connected to wineries in the Napa Sanitation District. Sewage is treated from the wineries in the form of septic tank pumpage, herein called septage, and the Napa Sanitation District is the only agency in the County that accepts septage.

Impacts.

Direct. None.

Cumulative. Additional waste material generated by new wineries may impact the existing sewage treatment facilities. The reader is directed to the section on Cumulative Impacts for a further discussion on impacts.

Mitigation.

Direct. None.

Cumulative. See Cumulative Impact section.

# VI. TOPICAL ISSUES AND IMPACT OVERVIEW

# A. UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

Adoption of the proposed DWDO would not have any unavoidable significant effect with the inclusion of the mitigation measures recommended in this report. Should the County wish to proceed with the proposed DWDO without including the mitigation discussed in the EIR, it may adopt a statement of Overriding Considerations. Pursuant to Section 15093(a) of the CEQA Guidelines "... CEQA requires the decision makers to balance the benefits of the proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable...". Such a statement would require specific findings pursuant to Section 15093 (b).

# B. SIGNIFICANT BENEFICIAL EFFECTS

The continued growth of the wine industry, with or without adoption of the DWDO, will have a substantially positive impact on County government. Anticipated revenues will far exceed operating costs, even considering the "people-related" expenditures.

The principal source of revenue will be the high assessed value of new wineries and vineyards and the transient occupancy and sales taxes generated by visitors. Incremental revenues to the County through the year 2010 are projected to be \$7,972,683, while expenditures will amount to \$2,552,000. This will result in a net gain to the County of \$5,420,683. The incorporated communities will also benefit with an estimated incremental increase in revenues through the year 2010 of \$3,982,322.

It is clear that the industry has, and will continue to have, a positive impact on County government as well as other governmental agencies. All aspects of the industry contribute significant taxes and/or fees to the County, while generating a minimal demand on services.

#### C. IRREVERSIBLE ENVIRONMENTAL CHANGES

Winery development under the DWDO as proposed, or with mitigation, would cause irreversible and irretrievable environmental effects. Changes in existing land use, topographical alterations, and other development related impacts will occur, and will, in all likelihood, commit future generations to similar uses. This should be considered an accepted consequence of planned development.

# D. GROWTH INDUCTION

The DWDO would, among other changes, amend the County Zoning Ordinance to allow through an administrative permit process a variety of promotional events at wineries. At the present time promotional events are limited to those that benefit non-profit entities. Adoption of the DWDO would remove this restriction and allow promotional events for profit. During the past year permits were issued for events covering 39 days that were attended by a total of nearly 23,000 people. The average number of attendees was 575. Events for which no permits were obtained may have drawn an equal number of visitors.

The DWDO, by incorporating a broad definition of visitor serving uses into the Zoning Ordinance, would legitimize the range of existing uses and allow additional visitor-serving uses and promotional events. Furthermore, as visitor-serving uses at wineries proliferate, the need to cover investment costs and the need to meet increased competition between wineries would lead to increased marketing by individual wineries. This activity could cause more rapid, and/or more overall, growth than anticipated in the baseline visitor forecast.

Large scale promotional events such as musical concerts and art shows would be the most problematic form of visitor-serving activity since they would tend to increase general traffic congestion and create localized traffic problems. The DWDO would, in essence, create an unlimited capacity for promotional events. For-profit events would be permitted, with existing wineries having no limit to the number or size of promotional events that could sponsor. New wineries would be limited to four events per year of no more than three days each, again with no limit on size.

For purposes of analysis a forecast of promotional events can be constructed as follows. If only two percent of all wineries had promotional events on any given weekend, this would equal about 10 events per weekend. The tourist season runs six months, with approximately 30 weekend periods of three days in length. If 10 promotional events occur simultaneously at wineries within the County on these weekends, and each one lasted three days, a total of 900 event days would be created. With an average size of 575 participants, a total of over 500,000 event-person-days would be generated.

At the present time it appears that less than three percent of visitors to Napa County attend promotional events (50,000/1,830,000). In the future this ratio would climb to nearly 15 percent if the event forecast presented above occurs simultaneously with the year 2010 visitor forecast (500,000/3,580,000). The additional promotional events may change the mix of activities visitors engage in or the average length of stay. It is entirely possible that the additional events would actually cause an increase in the baseline visitor forecast.

Traffic congestion and limits on lodging facilities will tend to moderate overall increases in the baseline visitor forecast; however, the expected visitor growth may be accelerated, and pressure may increase to improve capacity of the road system, particularly on the critical segments and intersections along Highway 29. Additionally, there may be a shift in the location of wineries and associated promotional events to the southernmost producing areas (e.g., Carneros). The baseline forecast indicated 13% of the new wineries (52) would locate in these areas.

The reader is directed to the Cumulative Impact section (Traffic) for mitigation measures that would reduce the effect.

# E. THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The DWDO would permit non-agricultural uses to expand or develop on Agricultural Resource lands, and may cause recognized agricultural uses to compete for prime agricultural land with non-agricultural uses. This provision of the DWDO is inconsistent with Land Use and Agricultural Policies of the Napa County General Plan.

#### F. CUMULATIVE IMPACTS

CEQA defines cumulative impacts as "...two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts..." (Section 15355). Cumulative impacts only need be discussed when they are significant. This discussion must indicate their severity and likelihood of occurrence. The analysis need not be as in-depth as the project alone, "...but be guided by the standards of practicality and reasonableness..." (Section 15130).

With some projects, the only feasible mitigation of cumulative impacts may involve the adoption of ordinances or regulations rather than the imposition of conditions on a project-by-project basis.

As previously stated the "Project" is focused on regulating wineries, not the entire wine industry of Napa County. The analysis developed through the Master Environmental Assessment focused on several additional deficiencies that, if left unchecked, will result in additional cumulative impacts to Napa County.

The following discussion evaluates cumulative effects and proposed mitigation to either avoid or reduce project-related impacts to a level of insignificance:

# 1. Land Use

As previously discussed, elements of the proposed DWDO are inconsistent with the Napa County General Plan Land Use Element. Unless this is corrected, cumulative development by the year 2010 would exacerbate a significant adverse impact.

The mitigation measures proposed under Land Use in the Environmental Setting would completely mitigate this cumulative effect.

#### 2. Water Quality

Any additional wineries constructed would add incrementally to the degradation of surface and groundwaters in Napa County. Impacts would be generated by the need for waste ponds, associated waste products, and urban runoff (see Table 3, Urban Runoff).

The following two mitigation measures would reduce the effects of future development to a level of insignificance:

- Construction of winery facilities on hillsides where shallower and coarser soils are shown to limit the effectiveness and efficiency of treatment systems shall not be permitted.
- All runoff from structures, parking areas, and driveways shall be directed to a detention basin. After removal of pollutants, the remaining water shall be used to augment water supplies for frost protection.

#### 3. Water Resources

Future wineries may have a significant adverse cumulative effect on groundwater resources. Lack of groundwater availability is already an issue in the Carneros region.

The following mitigation measure would reduce the effects of future development to a level of insignificance:

If adequate water supplies are not proven to be available, no development shall occur unless a supplemental water source approved by the Napa County Flood Control and Water Conservation District (NCFCWCD) is found.

TABLE 3. URBAN RUNOFF

	EXISTING	YEAR 2010		IMPACT IN 2010			
PARAMETER, KG/YEAR	"BASE CASE"	UNDER CURRENT REGULATIONS	UNDER WDO	WDO OVER CURRENT REGULATIONS: "DIRECT"	WDO OVER "BASE CASE": "CUMULATIV NUMBER	E" PERCENT	
TOTAL SUSPENDED SOLIDS	75350	186450	161050	-25400	85700	114%	
BOD (BIOLOGICAL OXYGEN DEMAND)	3989	7925	6855	-1070	2866 ,	72%	
COD (CHEMICAL OXYGEN DEMAND)	33370	66585	57525	-9060	24155	72%	
TOTAL PHOSPHORUS	167	333	288	-45	121	72%	
SOLUBLE PHOSPHORUS	55	110	95	-16	40	73%	
TOTAL KJELDAHL NITROGEN (TKN)	781	1557	1345	-212	565	72%	
NITRATES & NITRITES, AS NITROGEN	394	786	679	-107	285	72%	
TOTAL COPPER	21	42	36	-6	15	71%	
TOTAL LEAD	80	228	138	-90	58	72%	
TOTAL ZINC	107	214	186	-28	78	73%	

<sup>(1)</sup> INCLUDES DEVELOPMENT APPROVED BUT NOT YET BUILT SOURCE: EPA, 1983; LSA

# 4. Vegetation and Wildlife

The future construction of wineries and support facilities has the potential to damage or destroy rare animal/plant species, or critical habitat. This potential loss would add incrementally to past destruction, and constitute a significant adverse cumulative impact.

The following mitigation measures would reduce the effect of future development to a level of insignificance:

- Prior to approval of any new winery, or expansion of existing facilities, a site-specific evaluation of biological resources shall be conducted.
- All biological reconnaissance shall be completed in cooperation with, and approval of, the State Department of Fish and Game.
- All projects shall be redesigned as needed to accommodate preservation of rare animal/plant species, and/or critical habitat.

# Visual/Aesthetic Considerations

Regardless of the intent of the DWDO, the growth and expansion of wineries will continue to have an adverse effect on visual quality of the County and visual quality from the County's proposed Scenic Highways. Loss of vegetation, topographical alteration, blockage of views from scenic highways, glare from building materials and machinery, and structures that are more a statement of marketing strategy than a "visual fit" with the surrounding landscape will continue to have a negative effect.

Winery growth, accompanied by increases in competition, promotional events, visitors and visitor-serving uses, will result in a cumulative degradation of visual resources. It is important that general limitations, such as setbacks and densities, are not confused with regulation of visual impact. Such general limitation will not be effective in protecting the aesthetic qualities of Napa County during the expected growth over the next twenty years. This is evident in several of the existing wineries whose plans were approved because they met all of the existing general limitations of setbacks, landscaping, densities, etc., but which, after construction, are found to block views, remove native vegetation, conflict with surrounding views, or otherwise degrade the quality of the neighborhood's visual resources.

The following mitigation measures are recommended, and if incorporated, would reduce the impact to a level of insignificance:

- Adopt a Design Review Ordinance applicable to wineries, including design standards and guidelines. The design review evaluation should include review of size, design, color, style, effect on other property owners, disturbance of existing terrain and vegetation, location of improvements within the site, and other relevant factors.
- Adopt official County Scenic Highways and protect visual quality within their view corridors with specific design standards developed in the Design Review Ordinance. See Figures 17 and 18 for recommendations of specific Scenic Highways. Because of the projected growth in winery development over the next 20 years, and the advantages of placing this development along the scenic corridors, it is essential that Napa County provide a mechanism such as this to protect the high quality of its scenic roads and highways.

# 6. Traffic

Under existing conditions Highway 29 between the Highway 12 interchange and Lincoln Avenue is the most heavily impacted roadway section in the County. Highway 29 is also currently experiencing high daily traffic volumes along the Mid Valley region between the Highway 128 interchange and Pratt Avenue in St. Helena. Other major routes are also experiencing volumes close to capacity, especially Highway 12 at Kelly Road, and Highway 121 west of the Highway 29 interchange.

Daily traffic volumes for the 2010 condition are likely to further degrade the levels of service of these roadways. The volume/capacity ratio for Highway 29 Napa to Rutherford is projected to change from 1.1 to 1.6; from Rutherford to St. Helena it changes from 1.1 to 1.6; and from St. Helena to Calistoga it changes from .7 to 1.0. Average daily traffic volumes on Silverado are not expected to exceed capacity even in 2010. The volume to capacity ratio on Highway 12 is estimated to increase from .9 to 1.1 and on Highway 121 from 1.2 to 1.3. (See Table 4, Daily Traffic Volumes and Volumes and Volume/Capacity Ratios).

Since volumes on the major State routes are well in excess of the upper range of the standard roadway capacities, roadway conditions with continued growth are anticipated to result in prolonged congestion and delays beyond the traditional peak hours. The volume/capacity analysis verifies that this substantial increase in traffic will not be accommodated by the roadways.

Of the total trip ends expected in northern Napa County in 2010, 9,900 trip ends or 8.2% are due to winery growth. Of the trip ends projected in southern Napa County in 2010, 3,800 trip ends or 1.0% are due to winery growth. It is not possible to relate these trip end calculations to the daily traffic volumes

TABLE 4. DAILY TRAFFIC VOLUMES AND VOLUME/CAPACITY RATIOS (1)

		EXISTING BASE CASE		10 TOTALS R WDO
	DAILY VOLUMES	VOLUME/ CAPACITY RATIO	DAILY VOLUMES	VOLUME/ CAPACITY RATIO
SR-29 (SR-12 INTERCHANGE TO SOSCOL AVE)	40700	1.4	60300	2.0
SR-29 (OAK KNOLL AVE TO RUTHERFORD CROSS RD)	16800	1.1	23900	1.6
SR-29 (RUTHERFORD CROSS RD TO ST. HELENA)	17100	1.1	24200	1.6
SR-29 (ST. HELENA TO CALISTOGA)	10400	0.7	14700	1.0
SILVERADO TRAIL (OAK KNOLL AVE TO RUTHERFORD CROSS RD)	4800	0.3	6900	0.5
SILVERADO TRAIL (RUTHERFORD CROSS RD TO ZINFANDEL LANE)	6400	0.4	9100	0.6
SR-12 (SOLANO COUNTY LINE TO SR-29 INTERCHANGE)	13200	0.9	16700	1.1
SR-121 (SONOMA COUNTY LINE TO SR-29 INTERCHANGE)	18200	1.2	19200	1.3

<sup>(1)</sup> TOTAL TRAFFIC, INCLUDING WINERY RELATED TRAFFIC SOURCE: LSA, 1987 CALTRANS REPORT, MTC AND ABAG TRAVEL PATTERN PROJECTIONS

COUNTY ROADS	QUALITY	ACCESSIBILITY	SAFETY	DEVELOPMENT	COMPATABILITY
Silverado Trail				0	•
Dry Creek Road - Oakville Grade			0		•
Pope Canyon Road		•			0
Zinfandel Lane					
Lodi Lane					
Bale Lane					
Butts Canyon, Pope Valley Road and Chilies Valley Roads	•	Õ		•	•
Berryessa Knoxville Road			0	0	0
Oakknoll Avenue					
Yountville Cross Road				0	0
Oakville Cross Road	•	•	•	0	0
STATE HIGHWAY ROUTES (S.R.)					
S.R. 128 (from Rutherfrod to Monticello Dam; S.R. 29 to Sonoma County Line)	•	•	•	•	•
S.R. 29 (from Yountville to Lake County Line)			0		
S.R. 121 (from Sonoma County to Napa; from Napa to S.R. 128)	•	•		<b>©</b>	•
S.R. 12 (from Solano County to Napa)	•	•			•

LEGEND

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Fair

O Poor

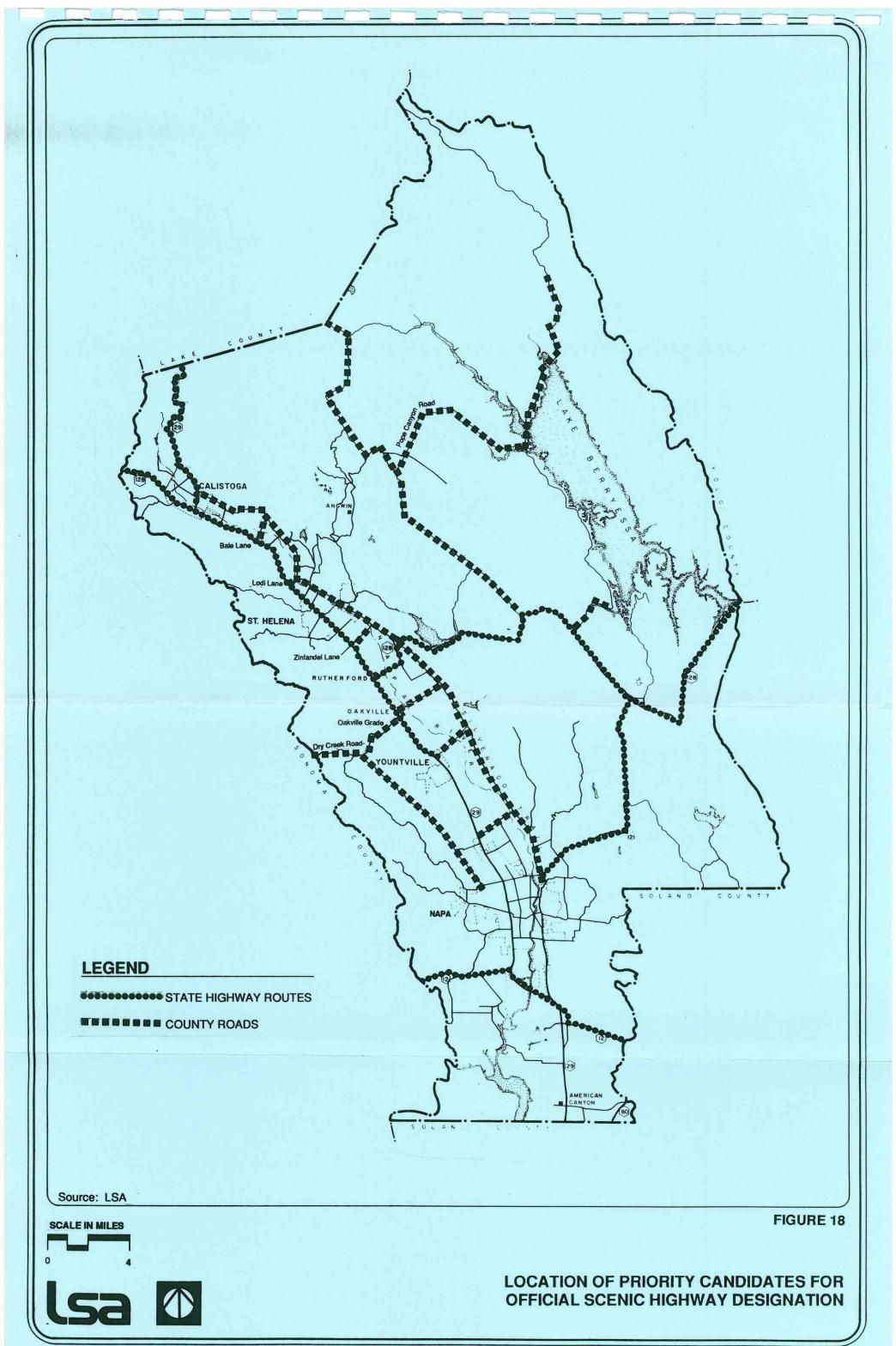
Source: LSA

FIGURE 17

PRIORITY RECOMMENDATIONS FOR OFFICIAL SCENIC HIGHWAY DESIGNATION

ADAPTABILITY TO





or volume/capacity ratios mentioned above, since trip ends may traverse several road segments and employee destinations (other than the winery) are unknown. It is evident, however, that an additional 9,900 trip ends per day in the north are a significant increase for roads already heavily congested.

In addition to traffic congestion, cumulative impacts of winery employee and operational traffic will increase roadway hazards, particularly along Highway 29 and Silverado Trail. Increased volumes and turning movements, especially left hand turns, on Highway 29 will tend to slow traffic further, and increase opportunities for accidents. Increased volumes, turning movements, and winery access on Silverado Trail may decrease safety. This road already experiences hazard problems due to motorists tending to travel above the speed limit since they are avoiding the congestion on Highway 29, and the roadway has limited sight distances along certain portions due to slight curves and vegetation.

The following measures would partially mitigate cumulative impacts:

- New winery access should be limited to minor collector roads for the following road segments:
  - o SR-29.
  - o SR-121.
  - o SR-12.
- Turn pockets should be provided at the junction of the collector roads with the State routes to provide an efficient distribution of vehicles to the winery.
- The County should pursue flared intersection improvements at locations along SR-29.
- Free right and left turn pockets should be provided with the improvements.
- Development limitations and restrictions need to be implemented to limit growth for wine-related activities in the County.
- All pickups and deliveries of supplies and products shall be scheduled outside peak travel periods, and in no case, except during crush, shall they be allowed on weekends, or after 4 p.m. on weekdays.
- Employee work hours shall be scheduled to avoid peak travel hours (4 to 6 p.m. weekdays and 3 to 5 p.m. weekends). This shall be enforced year-round and, to the extent feasible, shall apply during crush.

- The DWDO shall be amended to only allow promotional events for charitable purposes.
- The County of Napa shall set a cap on any promotional event to not exceed 500 participants for each event per day.
- Amend the Ordinance definition of Private Tours and Tasting to include a requirement of signage specifying "Not Open to the Public".
- To the extent practical, employees shall be required to carpool.
   Wineries shall consider implementing vanpools, particularly during the crush.

#### 7. Noise

The majority of noise-related impacts will result from processing, or other operational activities. The potential for noise intrusion would increase during the "crush", when the work effort escalates dramatically. Noise will continue to be a nuisance factor when agricultural uses compete with urban sprawl.

The following measure would partially mitigate cumulative impacts:

 Existing densities in the Agricultural Resource Area should be maintained to encourage agricultural productivity, and discourage urbanization.

# 8. Cultural Resources

Without proper field investigation, any future project would have the potential to damage or destroy cultural or historical artifacts. If current practices continue and archaeological research is not required prior to project approval, there would be unquantifiable damage to the County's remaining cultural or historic resources.

The following measures would completely mitigate cumulative impacts:

- All new wineries, or winery expansions, shall be required to have an Initial Study prepared by the Napa County Conservation Development and Planning Department, and circulated for comment.
- Prior to any soil disturbance, any area which is either near, or actually has a recorded site, or those areas which are determined to be potentially sensitive, shall have a field investigation completed by a qualified archaeologist.

The County of Napa shall adopt a Historic Preservation Ordinance that shall provide conditions and guidelines for the demolition or rehabilitation of historic structures.

# 9. Air Quality

<u>Winery Operations/Odor Nuisance</u>. The wineries as commercial development will be emissions sources of criteria and non-criteria pollutants. Air emissions from the fermentation process are small, however odors from released gases, pomace disposal, and wastewater ponds could be significant.

The following measures would completely mitigate cumulative impacts:

- All new ponds shall be required to have mechanical aeration.
- There shall be no accumulation of pond residue.
- Stockpiling of waste materials shall not be permitted. If field application is to be utilized, the material shall be mixed with existing soils during application.
- Wastewater ponds shall maintain an adequate buffer from any occupied dwelling not located on winery property. The minimum distance should be one-quarter mile whenever feasible.
- Operational equipment shall be inspected regularly and state-of-theart exhaust systems shall be maintained.

# 10. Public Health and Safety

Fire and Emergency Services. Basic staffing levels have not changed dramatically in the last 16 years, even though population, and urban and non-urban development have increased substantially. In order to compensate for increased service demand, levels of training have increased and equipment has been upgraded. This has led to adequate current fire protection services for the County (Byron Carniglia, 1989).

It should be noted that response time for volunteer fire departments can be considerably slower than professionally-staffed departments. This is especially noticeable during weekdays, when volunteers are at their respective full-time jobs. It has been noted that up to 15 or 20 minutes may be needed to assemble a crew to respond to a call (Byron Carniglia, personal communication).

The Office of Emergency Services coordinates fire, police and medical services for Napa County. Emergency medical services are provided by local

hospitals, private ambulance companies, and the professional and volunteer fire department staffs, who are trained, at a minimum, to the level of Emergency Medical Technicians (Ernie Loveless, personal communication).

The addition of wineries, tasting rooms and visitor-generating activities, such as tours and special events may result in additional auto accidents, vehicle fires, and personal injuries both at and enroute to such facilities, which would create the need for additional fire protection and emergency services.

The following measure would completely mitigate the effects of cumulative impacts:

Operating deficits to the fire protection agencies that may result from increased service demands could be offset by an increase in the Special District Augmentation Fund (SDAF) that the agencies receive from the County. The net positive revenue expected to the County Government should allow for such an enhancement to the SDAF without negatively affecting the County Government.

# 11. Community Services

Napa City. Additional waste material from new wineries may adversely impact the Napa Sanitation District. The timing and quality of septage is a concern of the Napa Sanitatio District as regulations for waste treatment have become more stringent in recent years.

The following measures would completely mitigate the effects of cumulative impacts:

- Septage shall be delivered during the winter months only when the treatment facility is operational. The additional waste material shall be safely stored on the winery site until such time as it could be transferred.
- Wineries shall should provide on-site sewage disposal systems which meets requirements of County Code and State Public Health regulations for those types of wastewater that the City will not treat.
- Material disposed of at the Napa Sanitation District from wineries must be tested for regulated materials and the wineries must disclose a data sheet of materials used on their site.

# VII. ALTERNATIVES COMPARISON

Pursuant to CEQA, a range of reasonable alternatives to the project, or to the location of the project, must be described [Section 15126(d)]. The discussion must focus on opportunities of eliminating any significant adverse environmental effects, or reducing to a level of insignificance, "....even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly....." [Section 15126(d)(3)]. The EIR must identify an environmentally superior alternative among other alternatives. As with cumulative impacts, the discussion of alternative is governed by "rule of reason". The EIR need not consider an alternative that is not reasonable, or does not contribute to an informed decision-making process.

The following is a discussion of two alternatives to the proposed project. Alternative #1 (No-Project Alternative) is included by CEQA mandate. Alternative #2 (DWDO With Mitigation) is the Environmentally Superior Alternative. Because other possible alternatives would lie between the two, and would not provide an effective ordinance, discussion would not benefit the decision-making process.

As has been stated previously, the "Project" is the DWDO. The mitigation measures proposed to offset the significant adverse effects of industry growth are associated with the Master Environmental Assessment. Because these mitigations are "advisory", and are not directly linked to the "Project", they would not be included in the Environmentally Superior Alternative. It would, however, be to the long-term benefit of Napa County to give these mitigation measures due consideration, and pursue methods of implementation. This would permit the County to initiate a growth scenario that is environmentally sensitive and avoid a myriad of future environmental documents.

# A. NO-PROJECT ALTERNATIVE (BASELINE PROJECTION)

This alternative would parallel the Baseline Case as defined in the analysis prepared by Economic Planning Systems. Adopting the DWDO as proposed would not significantly alter adverse impacts and, in some instances, would exacerbate existing conditions. The following are key elements of the DWDO that have the potential to increase adverse impacts:

- Expansion of uses allowed pursuant to a use permit.
- 18-month "grace period" that would permit existing wineries to apply for a use permit for uses previously not legal.
- Reduce the County's General Plan Land Use Intent from 40 acres to 10 acres.

Remove the restriction on promotional events of "for charity only", and allow them to become a major marketing opportunity.

The DWDO would provide the following features:

- The small winery exemption would be eliminated.
- Public tours and tastings would not be permitted for new wineries.

Our analysis has concluded that neither feature would, over time, be a significant benefit to the County.

It is assumed that the DWDO would, by the year 2010, generate fewer wineries. However, it is not structured to create fewer impacts. Best case, the No-Project Alternative and the DWDO would parallel each other by the year 2010. Worst case, the DWDO would increase impacts during the same planning horizon.

In lieu of adopting the DWDO as proposed, the County would benefit from accepting the No-Project Alternative. However, the preferred alternative would be to adopt the DWDO with mitigation (Environmentally Superior Alternative).

# B. MITIGATED DWDO ALTERNATIVE (Environmentally Superior Alternative)

Under this alternative, the DWDO (the "Project") would be approved but would include all the Project-related mitigation contained in the EIR, and the recommendations contained under the Interim Measure. Acceptance of the Interim Measures is vital to complete mitigation, as it provides the bridge between the DWDO EIR and the opportunity to mitigate the effects of industry growth. The following are key elements of this alternative:

- Amend the DWDO to prohibit any non-agricultural use to be permitted in the Agricultural Resource or Agricultural Watershed zones.
- Amend the DWDO to eliminate the 18-month grace period, or "grandfathering clause".
- Cause all future development or expansion of existing facilities to be subject to a County Use permit.
- Cause all illegal uses to be abated, or consider legalization through a determination of General Plan consistency, and issuance of a County Use Permit.

- Find appropriate mechanisms to implement those mitigation measures associated with the MEA.
- Adopt the Interim Measure.

Adoption of the Environmentally Superior Alternative would bring the DWDO into compliance with the Napa County General Plan, and provide a basic framework to mitigate the significant adverse effects of future industry growth. The language contained in the Findings of Fact to the DWDO specifically acknowledges the severity of the issues confronting the County, and the uniqueness of the Napa Valley. However, the DWDO as submitted, although necessary, does not include adequate mitigation to either avoid, or reduce to a level of insignificance, the effects of the Project. Therefore, the DWDO with Mitigation must be viewed as the Environmentally Superior Alternative.

# Interim Measure

Until those mitigation measures contained in the MEA are implemented, the County shall adopt an interim growth policy of no more than 9 new wineries, or expansion of existing facilities, per year. Plant appropriate making and the implement there are typican described

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 Christine Goddard, Principal
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# APPENDICES

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### APPENDIX A

### NOTICE OF PREPARATION AND DISTRIBUTION LIST

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# NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT 1195 THIRD STREET, ROOM 210 NAPA, CALIFORNIA 94559 (707) 253-4416

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Project Title: Wine Industry Growth Analysis Project

Date Issued: June 28, 1989

Approximate Comment Period: June 30 - July 31, 1989

This notice is prepared pursuant to Section 702 of the Napa County CEQA Guidelines.

PROJECT DESCRIPTION: Development of the wine industry in Napa County over the next twenty (20) years under 1) existing regulations and 2) the new "winery definition" ordinance. Adoption of this ordinance would, among other things, do the following:

- define a) winery, b) accessory use, 3) public & private tours/ tasting, d) public & private promotional activities, e) event, and f) winery development area;
- 2) bring all winery promotional activities under permit control;
- expand the range of promotional activities permitted;
- 4) limit the number of large private and public promotional events allowed per year;
- 5) prohibit public tours/tasting, picnic areas, and the sale of winerelated items at all new wineries;
- 6) allow public tours/tasting, picnic areas, and the sale of wine related items at all existing wineries if applied for within 18 months of this ordinance's adoption;
- 7) eliminate the County's small winery use permit exemption program;
- 8) establish minimum parcel sizes for new and existing wineries;
- establish maximum winery construction area parcel coverage limits;
- establish new minimum roadway setbacks for new and existing wineries;
- 11) establish a maximum allowable accessory use/production facility square footage ratio;
- 12) establish a new winery production capacity limits based on parcel size for new and existing wineries; AND
- 13) establish that 75% of the grapes used at new or existing expanded wineries (expanded means outside the winery development area as defined in the proposed ordinance per section 12423 and relates only to the expanded capacity) shall be grown in Napa County.

PROJECT LOCATION: Winery development is chiefly limited to agriculturally (i.e. AW and AP) zoned lands within the unincorporated portions of Napa County (see attached Study Area Map). However, the impacts resulting from existing wineries as well as the adoption of the new definition ordinance are expected to substantially effect the remaining non-agriculturally-zoned lands in the County plus the County's 4 incorporated communities. Therefore the area to be evaluated (i.e., the Study Area) includes all 800 square miles of incorporated and unincorporated land in Napa County.

PROBABLE EFFECTS: The potential long-term effects of present and future growth of the wine industry on Napa County include the entire range of environmmental impacts. However, as noted in the attached Draft Impact Identification Matrix, many of these impacts can be minimized or eliminated through the imposition of mitigation measures regularly being applied by the County today on a case by case basis to all new wineries. The most important remaining impacts include the following:

- 1) traffic congestion increases
- 2) erosion/sedimentation increases
- 3) surface and ground water pollution
- 4) climatic changes
- 5) run-off/flooding intensification
- 6) water supply depletion
- 7) wildlife habitat destruction
- 8) view degradation
- health hazard creation (particularly from wastewater and pesticides)
- 10) traffic safety degradation & hazard creation
- 11) social services demand increases
- 12) secondary growth induction
- 13) air pollution increases

Please note that only 6 of the 13 impacts listed above (i.e. Items 1), 6), 8), 10), 12), & 13)) are connected with the construction of wine production/sales facilities. All of the remaining are primarily related to associated vineyard development.

Napa County will be the Lead Agency for the project identified above. The County has determined that a significant effect on the environment may result and that an Environmental Impact Report (EIR) should be prepared. We invite your comment on the effects this project may have on the environment and ways that you believe the project could be revised to reduce or avoid significant environmental impacts. Your ideas will help the County decide what issues to analyze in the EIR on this project. Please note that your agency may be required by law to use this EIR in the future when considering winery related permits or other approvals.

Page 3 Wine Industry Growth Analysis Project

Due to the time limits mandated by state law please send your comments to the address listed below at the earliest possible date but not later than 30 days after receipt of this notice.

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT ATTN: JAMES H. HICKEY, SPECIAL PROJECTS CO-ORDINATOR c/o WILLIAM L. SELLECK 1195 - THIRD STREET - ROOM 210 NAPA, CALIFORNIA 94559

Please include with your comments the name of the contact person in your agency for this project.

If further information is needed, contact either Project Coordinator James H. Hickey or Environmental Analyst William L. Selleck at (707) 253-4416.

WS: MEA

## DRAFT II IMPACT IDENTIFICATION MATRIX Wine Industry Growth Master EIR

	IMPACT			ACT	IVITY		
	PRINTED OF CALVANDA	Wine Pr	oduction ,	Grape	Growing	Wine S	ales
		Primary'	Secondary <sup>2</sup>	Primary	Secondary	Primary	Secondary
1.	Geologic Hazard Exposure	3					
	(Checklist Item 1)	м <sup>3</sup>	М	-	M	М	М
2.	Geologic Hazard Intensification/			м			
	Creation (Checklist Item 2)	M	М	s <sup>M</sup>	М	M	М
3.	Unique Geologic/Geomorphic						
	Feature Damage (Checklist Item 3)	)		м			
	(removal/coverage)	M	M	S	M	M	M
	(sedimentation)	M	М	S	M	M	М
4.	Micro-Climate Modification						
	(Checklist Item 4)						
	(wind blockage)	S	_	_	-	M	_
	(mositure level increases)	S	S	S(resvr)	S	_	S
	(mositure level decreases)	-	-	S	-	-	
	(temperature increases)	S	P	S	P	М	P

Primary impacts are those impacts resulting directly from construction/operation of the facilities necessary to carry out the activity involved.

#### 3 Symbols used:

- M significant effect that can readily be completely mitigated with standard mitigation measures identified by the Planning Division.
- P significant effect that can readily be at least <u>partially</u> mitigated with standard mitigation measures identified by the Planning Division.
- S significant effect that <u>may</u> not be mitigable. Superscripts indicate effects that could be completely mitigated (m) or partially mitigated (p) <u>if</u> a regulatory mechanism existed to control the underlying activity involved or a special ordinance dealing with the problem identified was in place.
- C effect that is only significant from a cumulative standpoint. Subscript "m" indicates that this effect could be reduced to complete insignificance with standard mitigation measures. Superscript "m" indicates that the effect involved could be reduced to complete insignificance with standard mitigation measures if a regulatory mechanism existed to control the underlying activity involved or a special ordinance dealing with the problem identified was in place.

Secondary impacts are those impacts resulting from the growth induced (i.e., construction/operation of dwellings for the people employed, service commercial facilities, and/or service industrial operations)

	IMPACT			ACT	TIVITY		
			oduction 2		Growing	Wine S	STATE OF THE PARTY
		Primary	Secondary	Primary	Secondary	Primary	Secondary
5.	Flooding Hazard Exposure (Checklist Item 5)	М	М	-	М	P(resvr)	М
6.	Stream Flow Regime Modification						
	(use)	P	c <sup>M</sup>	s <sub>P</sub>	<b>c</b> <sup>M</sup>	P	
	(run-off increases)	c <sub>M</sub>		sr	-		man)
7.	Flooding Hazard Intensification/						
1	Creation (Checklist Item 6)			D			
	(run-off increases)	C <sub>v</sub>	-	sP SP M	-	ART BELL	
	(sedimentation)	C <sub>M</sub>		S	-	M	- 1
	(reservoir creation)	М	-	М	-	M	
8.	Erosion/Sedimentation Increases						
	(Checklist Items 7 & 8)						
	(construction)	M	M	S <sub>-</sub>	M	M	M
	(operation)	M	-	s <sup>P</sup>	-	- 1	MED -
9.	Groundwater Depletion/Recharge						
	Interference (Checklist Item 9)			113			
	(uses)	P	c <sup>M</sup>	S.P	$c^{M}$	P	c <sup>M</sup>
	(run-off increases)	C		sP			_
	(sedimentation)	C <sub>M</sub>	_	s <sub>P</sub> s <sub>P</sub> s	-		
_							
0.	Surface Water Pollution						
	(Checklist Items 10 & 12)						
	(waste products)	M	_M_	. I	_M	M	<b>c</b> <sup>M</sup>
	(fertilizers/pesticides)	S <sub>M</sub>	· ·	8	C	S <sub>M</sub>	C
	(traffic pollutants)		S M	C <sub>P</sub>	S		S
	(construction sediment)	М	М	S C <sub>P</sub> S <sub>P</sub> S	M	M	М
	(operational sediment)	М		S	T tooks		
1.	Groundwater Pollution						
	(Checklist Items 11 & 12)						.,
	(waste products)	M	-м	-	- <sub>M</sub>	M	_ <sub>M</sub>
	(fertlilizers/pesticides)	C <sub>M</sub>	C,,	S	C,	C <sub>M</sub>	c <sup>M</sup>
	(traffic pollutants)	Sin	S	С	S	S.,	S
2.	Air Pollution Health Hazard						
	Exposure (Checklist Item 13)	М	М	-	М	М	М
3.	Air Pollution Creation						
	(Checklist Items 14 & 15)						
	(process)	P	C	-	С		C
	(buning)	_	I = 1	S	and 19		
	(traffic pollutants)	S	S	C	S	S	S
	A TRANSPORT						

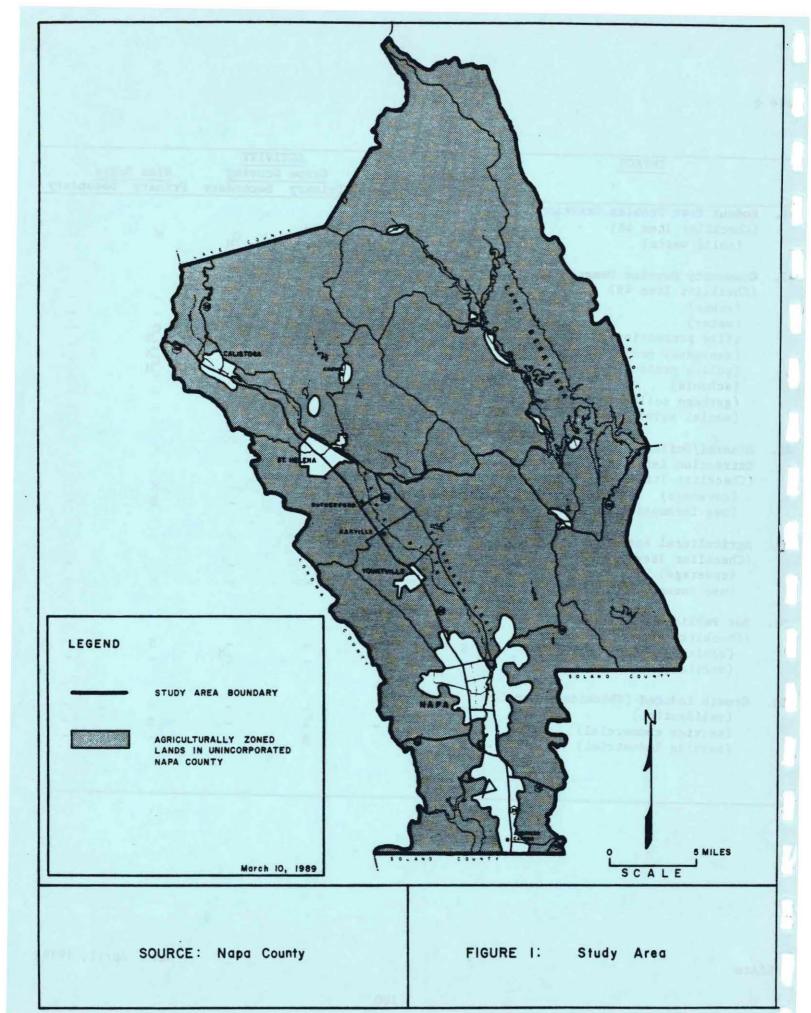
	IMPACT			1	IVITY		
			roduction 2		Growing	Wine Sal	
		Primary	Secondary	Primary	Secondary	Primary S	Secondary
14.	Dust Production						
	(Checklist Item 16)						
	(construction dust)	М	М	s <sup>M</sup> s <sup>P</sup>	М	М	M
	(operational dust)	M	=	s <sup>P</sup>	=	M	=
15.	Oder Production						
	(Checklist Item 16)			ъ			
	(process)	P	-	s <sub>M</sub>	-	- '	-
	(waste disposal)	М	-	S	===	M	-
16.	Noise Health Hazard Exposure						
	(Checklist Item 17)	М	М	: <b>-</b>	М	М	M
17.	Noise Pollution Creation/						
	Intensification						
	(Checklist Items 18, 19 & 20)	_	_	$\mathbf{s}^{\mathrm{P}}$		_	_
	(construction)	P	P	S	P	P	P
	(process)	P S	s	- C	-	P(fstvls)	-
	(traffic)	5	5	C	S	S	S
18.	the control of the co						
	Destruction (Checklist Item 21)			$\mathbf{s}^{M}$			
	(coverage)	M	М	S	М	М	М
19.	Critical Habitat Damage						
	(Checklist Item 22)		м	D	w		v
	(removal)	M	s <sup>M</sup>	S <sub>p</sub>	$\mathbf{s}^{M}$	M	sn
	(sedimentation)	M	M <sub>M</sub>	s <sub>P</sub> s <sub>P</sub> s	c <sup>™</sup>	M	M
	(stream flow reduction)	P		S	C,,	P	s <sup>M</sup> M C
	(water pollution)	S	S	S	S	S	S
20.	Other Habitat Destruction						
	(Checklist Item 23)						
	(removal/coverage)	C <sub>M</sub>	-	S	-	-	-
21.	Plant/Animal Diversity Modification	on.					
	(Checklist Item 24)	121					
	(removal/coverage)	C <sub>M</sub>	<del>-</del>	S		-	-
22.	Fish/Wildlife Movement Interference	:e					
	(Checklist Item 25)			D			
	(fencing)	-	=	S	-	-	1-
	(sedimentation)	M	M <sub>M</sub>	sP sP s	M <sub>M</sub>	M	M <sub>M</sub>
	(stream flow reduction)	P	G.	S.	C,	P	C,,
	(water pollution)	S	S	S	S	S	S
23.	Community Disruption			-		8	
	(Checklist Item 26)	S	-	S	-	S	-
			97				3

	IMPACT	ACTIVITY					
			oduction 2		Growing	Wine S	
1-		Primary	Secondary	Primary	Secondary	rrimary	Secondary
<b>3</b> 4.	Inhabitant Displacement						
	(Checklist Item 27)	<u> </u>	.—	_	-		-
<b>5</b> 5.	Job Creation						
	(construction)	S	S	S	<>	-	С
	(operation	S	S	С	S	С	S
<b>3</b> .							
26.	View Modification						
	(Checklist Item 28) (blockage)	P	P	_	P	P	P
	(degradation)	M	м	_	M	M	M
	(character modification)	s	S	S	s	s	Š
	,	s <del>=</del>		557		_	1. Table 1.
7.	Night-Time Light Level Increases	D	v			D	
	(Checklist Item 29)	<b>c</b> <sup>P</sup>	c <sup>™</sup>	-	-	$\mathbf{c}^{\mathtt{P}}$	-
<b>A</b>							
8.	Glare Increases						
-	(Checklist Item 29)	M	-	-	-	М	-
	Yanaa Taasaasa						
19.	Litter Increases (Checklist Item 30)		<u></u>	_		м	_
-	(Checkist item 50)		110	-	<del>-</del>	***	_
<b>_30.</b>	Archaeological Site Damage						
	(Checklist Item 31)						22
•	(removal/disruption/coverage)	M	s <sup>M</sup>	s <sup>M</sup>	s <sup>M</sup>	М	s <sup>M</sup>
	×						
1.	Historical Site Damage						
	(Checklist Item 32)						
	(removal/disruption)	M	r <del>-</del>	-	: <del>-</del> -	M	
	Recreation/Education/Etc						
<b>5</b> ′′	Use Elimination						
	(Checklist Item 33)						
•	(direct destruction)		_	s <sub>p</sub>	_	_	_
8	(sedimentation)	M	M	sP	М	м	м
<b>#3.</b>	Traffic Safety Hazard Exposure			м			
	(Checklist Item 34)	M	M	s <sup>M</sup>	M	M	М
24	Wastella Cataba Wannah Carabian /						
34.	Traffic Safety Hazard Creation/ Intensification						
3	(Checklist Item 35)	P	s <sup>M</sup>	sP	s <sup>M</sup>	_	s <sup>M</sup>
	(003.1200 2002 33)	*		3	5	P	S.,
B.	Traffia Cangaghian Tananasa						
5.	Traffic Congestion Increases (Checklist Items 36 & 37)						
See of S	(operation)	P	s	s <sup>P</sup>	s		С
	(employees)	P	=	$\mathbf{s}_{\mathbf{p}}^{\mathrm{P}}$	-	P	-
	(visitors)	=	=		=	P	
	W. 10.5 St 10.5 St.					11 <del>11</del> 11	

	IMPACT	Wine Pr	oduction ,	-	Growing	Wine S	Sales
		Primary	Secondary	A STATE OF THE PARTY OF THE PAR	Secondary		Secondar
36.	Parking Problem Creation						
	(Checklist Item 38)	M	<del>-</del>	$\mathbf{s}^{M}$	-	M	Market 1
37.	Energy Use Increases						
	(Checklist Item 39)						
	(operation)	P	S	-	S	c <sub>p</sub>	cP
	(transportation)	S	S	С	С	S'	С
18.	Wasteful Energy Use						
	(Checklist Item 40)		м		М		М
	(operation)	M	s <sup>M</sup>	-	s <sup>M</sup>	M	s <sup>M</sup>
	(transportation)		- 4	-		'militar	egyp III <del>-</del>
39.	Health Hazard Exposure						
	(Checklist Item 42)	7 7 22					
	(process waste)	M	M	-M	s <sup>M</sup>	M	_M
	(domestic waste)	M	<b>5</b> <sup>™</sup>	S <sub>M</sub>	3	M	<b>c</b> <sup>M</sup>
	(pesticides)		·	5			
10.	Health Hazard Intensification/						
	Creation (Checklist Item 43)	М	$\mathbf{c}^{M}$	<sub>e</sub> M	e <sup>M</sup>	М	c <sup>M</sup>
	(direct) (surface water pollution)	S	9	s <sup>M</sup> s c s <sup>M</sup>	s <sup>M</sup>	S	S
	(groundwater pollution)	S	S	Č.	S	S	S
	(insects)	м	_	SM		M	
	(2110000)				-		
1.	Fire Hazard Exposure						
	(Checklist Item 44)	М	M	-	M	М	M
2.	Fire Hazard Intensification						
	(Checklist Item 45)			$\mathbf{s}^{M}$			
	(direct)	_	$\bar{c}^{M}$	S		and in the	NACONAL -
	(increased service demand)	C <sub>M</sub>	C	-	-	C <sub>M</sub>	11 110
43	Air Crash Hazard Exposure		1001200		The state of the s		ENLS TO
	(Checklist Item 46)	M	M	-	M	М	М
44.	Air Hazard Intensification/					274	
	Creation (Checklist Item 47)	M	-		-	М	
45.	Insect Pest Problem Creation						
	(Checklist Item 48)	2.2					
	(ponds)	M	-	SM	-	M M	None I
	(solid waste)	M	C <sub>M</sub>	S	C <sub>M</sub>	M	A

	IMPACT				IVITY		
			oduction ,	Grape	Growing	Wine S	
		Primary	Secondary	Primary	Secondary	Primary	Secondary
6.	Rodent Pest Problem Creation						
	(Checklist Item 48)			м			
	(solid waste)	M	C <sub>M</sub>	s <sup>M</sup>	C <sub>M</sub>	M	
7.	Community Service Demand Increase	8					
	(Checklist Item 49)		M				
	(sewer)	-	<b>C</b> M		c <sup>M</sup>		
	(water)		SM	-	C	T T	-
	(fire protection)	C <sub>M</sub>	C <sub>M</sub>		7	SM .	-
	(emergency medical aid)	-	SM	-	_M	SM	
	(police protection)	_	M		C	M	
	(schools)	_	፞፟ጜ፟ጜጜጜጜጜ <sub></sub>		c <sup>M</sup>		
	(garbage collection)	C <sub>M</sub>	C		S		
	(social services)	M			3	_	
	Mineral/Building Material						
•	Extraction Interference/Perclusion						
	(Checklist Item 50)						
	(coverage)	M		S		М	
	(use incompatability)	S		S	-	S	
	(555 535555557)						
	Agricultural Land Loss						
	(Checklist Item 51)						
	(coverage)	C		_	-	_	
	(use incompatability)	15	No.	-	_	_	-
	Net Public Cost Increases						
	(Checklist Item 52)						
	(administrative)	S	- <sub>M</sub>	-	C <sub>M</sub>	S	Mara -
	(service)	-	CM		C	-	
	Growth Induced (Checklist Item 53						
	(residential)	С			-		-
	(service commercial)					S	11 11
	(service industrial)	S		S			<del>_</del>

Rev: April, 1989



### NOTICE OF PREPARATION DISTRIBUTION LIST Wine Industry Growth Analysis Project

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STATE DEPT OF FISH & GAME - YOUNTVILLE

Attn: Fred Botti

STATE DEPT OF PARKS & RECREATION

STATE DEPT OF TRANSPORTATION - DISTRICT 4

Attn: Philip Badal

STATE DEPT OF TRANSPORTATION - DISTRICT 10

Attn: District CEQA Coordinator

STATE FIRE MARSHALL

STATE DEPT OF HEALTH - BERKELEY

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#### Regional

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Attn: Irwin Mussen

CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD

Attn: Blair Allen

SAN FRANCISCO BAY CONSERVATION & DEVELOPMENT COMMISSION

METROPOLITAN TRANSPORTATION COMMISSION

SOLANO COUNTY PLANNING DEPT

VALLEJO CITY PLANNING DEPT

County

NAPA COUNTY AGRICULTURAL COMMISSIONER'S OFFICE

Attn: Steve Bardessono, Agricultural Commissioner

NAPA COUNTY AIRPORT

Attn: Len Peterson, Airport Director

NAPA COUNTY ASSESSOR'S OFFICE

Attn: John Tuteur, County Assessor

NAPA COUNTY COUNSEL'S OFFICE

Attn: Margaret Woodbury, Chief Deputy County Counsel

NAPA COUNTY ENVIRONMENTAL MANAGEMENT DEPT

Attn: Jill Pahl, Sanitarian

NAPA COUNTY FIRE DEPT

Attn: Byron Carniglia

NAPA COUNTY PUBLIC WORKS DEPT

Attn: Bernie Klein, Engineer

NAPA COUNTY SHERIFF'S DEPT

Attn: Lt. Volpi

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NAPA CO FLOOD CONTROL & WATER CONSERVATION DISTRICT

Attn: Bob Sorsen

NAPA CO RESOURCE CONSERVATION DISTRICT

Attn: Phill Blake, District Conservationist

AMERICAN CANYON COUNTY WATER DISTRICT

Attn: David Iund, Manager

AMERICAN CANYON FIRE PROTECTION DISTRICT

Attn: Terry Millen, Fire Chief

NAPA SANITATION DISTRICT

Attn: Joan Baker

LOS CARNEROS WATER DISTRICT

CONGRESS COUNTY WATER DISTRICT

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Attn: Richard Spitler, Planning Director

CITY OF CALISTOGA

Attn: David Ybarra, City Administrator

CITY OF ST HELENA

Attn: Tony McClimans, Planning Director

CITY OF ST HELENA

Attn: Marty Oldford, City Engineer

CITY OF ST HELENA

Attn: Gene Armstead, City Administrator

Page 4
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Attn: Vern Hamilton, Acting City Manager

CITY OF NAPA

Attn: John Lindblad, Public Works Director

CITY OF NAPA

Att: Dick Bruchert, Acting Water Dept Supervisor

CITY OF NAPA

Attn: John Yost, Planning Director

TOWN OF YOUNTVILLE

Attn: Bob Myers, Town Administrator

Private/Semi-Public
NAPA-SOLANO AUDOBON SOCIETY
c/o Henry Juneman

NAPA CO FARM BUREAU Attn: Mary Handel

NAPA CO GRAPE GROWERS ASSOCIATION

Attn: Mary Handel

NAPA LANDMARKS

Attn: John Whitridge

NAPA VALLEY NATURALISTS c/o Mariana Stanley

SIERRA CLUB-NAPA GROUP C/o Teresa Matta

NAPA RIVER STEELHEAD c/o George Carl

NAPA VALLEY VINTNERS ASSOCIATION Attn: Bob Dwyer, Executive Director

KEEP CARNEROS GREEN C/o Rene DiRosa

NAPAC

Attn: Carol Poole

Page 5 NOTICE OF PREPARATION DISTRIBUTION LIST

NAPA CO LAND TRUST

NAPA VALLEY FOUNDATION

Attn: John Tuteur

NAPA CHAMBER OF COMMERCE

Attn: Diane Ballard

ANGWIN CHAMBER OF COMMERCE

Attn: Joice Beatty

CALISTOGA CHAMBER OF COMMERCE

Attn: Patt Osborne

LAKE BERRYESSA CHAMBER OF COMMERCE

Attn: Hal Cole

ST HELENA CHAMBER OF COMMERCE

Attn: Ellen Miller

YOUNTVILLE CHAMBER OF COMMERCE

Attn: Frances Field

Consultants

AGLANDS INVESTMENT SERVICES, INC

Attn: Bill Scott

ECONOMIC & PLANNING SYSTEMS

Attn: Walter Kieser

LSA ASSOCIATES, INC Attn: Michael Cale

WOTTHRATEST NO EDITOR

Market on their market

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# APPENDIX B IMPACT IDENTIFICATION MATRIX - DWDO ALONE

### INITIAL IMPACT IDENTIFICATION MATRIX Draft Winery Definition Ordinance Adoption

IMPACT		ACTI	VITY
		Wine Production	Wine Sales
	Geologic Hazard Exposure		
	(Checklist Item 1)	B EXCHANGE	$M^1$
	Geologic Hazard Intensification/		
	Creation (Checklist Item 2)	LABOR DESIGNATION TO A	- ·
	Unique Geologic/Geomorphic		
	Feature Damage (Checklist Item 3)		
	(removal/coverage)	The state of the s	-
	(sedimentation)	17 N. S.	-
	Micro-Climate Modification		
	(Checklist Item 4)		
	(wind blockage)		—————————————————————————————————————
(m	oisture level increases)		
	(moisture level decreases)		-
	(temperature increases)		

#### Symbols:

- M significant effect that can readily be completely mitigated with standard mitigation measures identified by the Planning Division.
- P significant effect that can readily be at least <u>partially</u> mitigated with standard mitigation measures identified by the Planning Division.
- S significant effect that <u>may</u> not be mitigable. Superscripts indicate effects that could be completely mitigated (m) or partially mitigated (p) <u>if</u> a regulatory mechanism existed to control the underlying activity involved or a special ordinance dealing with the problem identified was in place.
- C effect that is only significant from a cumulative standpoint. Subscript "m" indicates that this effect could be reduced to complete insignificance with standard mitigation measures. Superscript "m" indicates that the effect involved could be reduced to complete insignificance with standard mitigation measures if a regulatory mechanism existed to control the underlying activity involved or a special ordinance dealing with the problem identified was in place.
- B. beneficial effect. Subscript "c" indicates that this effect is only significant from a cumulative standpoint.

	IMPACT		ACTIVITY
		Wine Production	Wine Sales
5.	Flooding Hazard Exposure		
	(Checklist Item 5)	=	- The Indiana
6.	Stream Flow Regime		
ISTICS.	Modification		
	(use)	<del>-</del> -	
	(run-off increases)	7 7 7	Carlottista valida
7.	Flooding Hazard Intensification/		
	Creation (Checklist Item 6)		
	(run-off increases)	-	
	(sedimentation)		Jenisten John Hiller Auf Co.
	(reservoir creation)	_	
0	Erosion/Sedimentation Increases		
0.	(Checklist Items 7 & 8)		
	(construction)		
	(operation)	-	
9.			
	Interference (Checklist Item 9)		
	(uses)		
	(run-off increases)	ALC: THE PARTY OF THE	The second secon
	(sedimentation)		The state of the s
0.	Surface Water Pollution		
	(Checklist Items 10 & 12)		
	(waste products)		P
	(fertilizers/pesticides)		
	(traffic pollutants)	-	S
	(construction sediment)	-	Company of the second
	(operational sediment)	-	
1.	Groundwater Pollution	A <b>#</b> 1	
	(Checklist Items 11 & 12)		
	(waste products)	_	P
	(fertlilizers/pesticides)		
	(traffic pollutants)	-	S
2.	Air Pollution Health Hazard		
	Exposure (Checklist Item 13)		Commence of the Commence of th
3.	Air Pollution Creation		
	(Checklist Items 14 & 15)	117 2 1 1	A CONTRACTOR OF THE PARTY OF TH
	(process) (burning)	<u>-</u>	
	(traffic pollutants)		S
	(crarite portueanes)		

_	IMPACT		ACTIVITY
	ORIVINA.	Wine Production	Wine Sales
		Tally object with	
14.	Dust Production		
14.	(Checklist Item 16)		
	(construction dust)	_	The Planting Branch Britania
	(operational dust)		(Carellian Res 5) or (Carellians)
	(0)		
15.	Odor Production		
	(Checklist Item 16)		
	(process)	-	
	(waste disposal)	-	A Carmenter Thomas
16.	Noise Health Hazard Exposure		
10.	(Checklist Item 17)	_	Craw (Cannot a the c)
	(Oneckiist item 17)		Carlo
17.	Noise Pollution Creation/		
	Intensification		
	(Checklist Items 18, 19 & 20)		
	(construction)	_	and the breath of the state of
	(process)		of Marie Wall Tolland (Mills 201)
	(traffic)	_	(mthat s
	,		Copy without
18.	Rare/Endangered Animal/Plant		
	Destruction (Checklist Item 21)		
	(coverage)	T	(Continued (Continued)
19.	Critical Habitat Damage		
	(Checklist Item 22)		
	(removal)	-	
	(sedimentation)	<del>-</del>	Portugue Mater Polluctes
	(stream flow reduction)	-	Charles gass to the self-
	(water pollution)	-	S
			(zellytjeschen/ettlinel)
20.	Other Habitat Destruction		
	(Checklist Item 23)		
	(removal/coverage)	•	(Supplies (worth-fac)
21.	Plant/Animal Diversity Modification	n	
	(Checklist Item 24)		(stantons sizes)
	(removal/coverage)		- Comparison of the Comparison
22.	Fish/Wildlife Movement Interference		
22.	(Checklist Item 25)	ie .	
			brand drived askedfel till a
	(fencing) (sedimentation)		All and religion (Depote the all and a second
	(stream flow reduction)		
	The state of the s		and the second s
	(water pollution)		THE A AL STATE OF LANDS
23.	Community Disruption		
23.	(Checklist Item 26)		(ento sid)
	(OHECKIISC ICEM 20)		

	IMPACT		ACTIVITY
		Wine Production	Wine Sales
24	Tababitant Naminasant		10 (60 m - 125m )
24.	Inhabitant Displacement (Checklist Item 27)		
	(GREEKITSE TECH 27)		
25.	Job Creation		
	(construction)		(the arms of
	(operation)	-	distributes 8
26	View Modification		
26.	(Checklist Item 28)		
	(blockage)	<u> _</u>	
	(degradation)	241	- Continuity cont
	(character modification)	<u> </u>	
27.	Night-Time Light Level Increases		
	(Checklist Item 29)		P
28.	Glare Increases (Checklist Item 29)		V.
	(Checklist Item 29)	10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	and the second of the second of the
29.	Litter Increases		
	(Checklist Item 30)		
			The state of the land of the state of the st
30.	Archaeological Site Damage		
	(Checklist Item 31)		
	(removal/disruption/coverage)		
31.	Historical Site Damage		
	(Checklist Item 32) (removal/disruption)		the True States Levisle States and the
	(Temoval/distaption)	1. T. F. T. T	file mail in life all.
32.	Recreation/Education/Etc		
	Use Elimination		
	(Checklist Item 33)		
	(direct destruction)	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Two man and and and
	(sedimentation)	and the second	
33.	Traffic Safety Hazard Exposure		Michael Statement, School S
	(Checklist Item 34)		3
34.	Traffic Safety Hazard Creation/		
34.	Intensification		
	(Checklist Item 35)	В	S
at de la			
35.	Traffic Congestion Increases		
	(Checklist Items 36 & 37)		
4-4	(operation)	<sup>B</sup> C	S
	(employees)		S
	(visitors)		S

	IMPACT		ACTIVITY	
		Wine Production	Wine Sales	
36.	Parking Problem Creation			ų.
301	(Checklist Item 38)			
			Laborate Phophaseness	
37.	Energy Use Increases			
	(Checklist Item 39)		and sent set	
	(operation)	-	[mw/z2222200-7	
	(transportation)	-	(10.1252910)	
38.	Wasteful Energy Use			
30.	(Checklist Item 40)			
	(operation)		(tribination that and tribination)	
	(transportation)		(pg)//c/()	
39.	Health Hazard Exposure			
	(Checklist Item 42)		Assessment Lower regard next talk	
	(process waste)		- P	
	(domestic waste)	-	P	
	(pesticides)		Clara lacrated	
40.	Health Hazard Intensification/		THE MILE AND DESCRIPTION OF	
40.	Creation (Checklist Item 43)			
	(direct)		Licia Introduce	
	(surface water pollution)	_	OF even of S	
	(groundwater pollution)	<del>-</del>	S	
	(insects)	=	Actual of the being a lange	
41.	Fire Hazard Exposure			
	(Checklist Item 44)		M. M. Market Market Market and Market	
	W W1 T			
42.	Fire Hazard Intensification (Checklist Item 45)			
	(direct)			
	(increased service demand)		Set of the	
	(Increased service demand)		introduction	
43	Air Crash Hazard Exposure			
1.000	(Checklist Item 46)	-	(not spend and nome to)	
44.	Air Hazard Intensification/			
	Creation (Checklist Item 47)	- ·	Arabogal brown yrales Miller?	
45.	Insect Pest Problem Creation			
	(Checklist Item 48)		distributed Paragraph	
	(ponds)		( CE and I to I t	
	(solid waste)		Land Harris Barrier	

Page 6

	IMPACT	ACTIV	
		Wine Production	Wine Sales
6.	Rodent Pest Problem Creation		
	(Checklist Item 48)		
	(solid waste)		
1.		s	
	(Checklist Item 49)		
	(sewer)		and the second
	(water)		
	(fire protection)		
	(emergency medical aid)		M
	(police protection)		
	(schools)	· · · · · · · · · · · · · · · · · · ·	7.22 25.7 3
	(garbage collection)	* * * * * * * * * * * * * * * * * * *	7 7 W 7 7 7 5 1 1
	(social services)	Secretary State of the Secretary	1. A. 1. 1. T. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.
8.			
	Extraction Interference/Perclusion	n.	
	(Checklist Item 50)		
	(coverage)	*	-
	(use incompatability)	<sup>B</sup> C	S
	(Checklist Item 51)		
	(coverage)		
	(use incompatability)		S
	Net Public Cost Increases		
	(Checklist Item 52)		
	(administrative)		S
	(service)	40.40.410 <u>- 1</u> 1.61.214.11	В
۱.	Growth Induced (Checklist Item 53)		
	(residential)		S
	(service commercial)		S
	(service industrial)		-

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Rev: October 1, 1989

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# APPENDIX C DRAFT WINERY DEFINITION ORDINANCE (WDWO)

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TONGST STREET, MANAGEMENT AND ASSESSMENT THE

ORD	INANCE	NO.	

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING TITLE XII OF THE NAPA COUNTY CODE PERTAINING TO WINERIES, ACCESSORY USES, ACCESSORY STRUCTURES, AND REPEALING CHAPTERS 2 AND 3 OF ARTICLE 4 OF TITLE XII RELATING TO THE AP-I AND AP-E ZONING DISTRICTS.

The Board of Supervisors of the County of Napa ordains as follows:

#### SECTION 1. Findings of fact

- (a) Napa County now enjoys worldwide acclaim for the quality of the wine produced within the County.
- (b) The vineyards and wineries, together with their support services, constitute the largest segment of the County's economy.
- (c) The unique combination of geography, climate, micro-climates, and soils makes possible the production of excellent quality wine grapes.
- (d) The preservation of agricultural land requires a reliable market to justify the investment required to acquire, develop and maintain vineyards capable of producing high quality fruit.
- (e) Napa County is one of the smallest counties in California and within the County areas suitable for quality vineyards are limited and irreplaceable. Any project that directly or indirectly results in the removal of existing or potential vineyard land from use depletes the inventory of such land forever.
- (f) The cumulative effect of such projects is far greater than the sum of individual projects. The interspersing of non-agricultural structures and activities throughout agricultural areas in excess of what already exists will result in a significant increase in the problems and costs of maintaining vineyards and discourage the continued use of the land for agricultural purposes.

SECTION 2. Findings relating to recognizing existing wineries as legal uses.

It is recognized that wineries that were established in the past and conduct activities that were lawful when established should be recognized as legal uses because the Board recognizes they have become an integral part of the Napa Valley economy. One of the purposes of this ordinance is to recognize the legal existence of such wineries while at the same time prohibiting the approval of any additional wineries or the expansion of existing wineries into viable agricultural lands unless the winery is constructed or expanded for the purpose of processing grapes.

#### SECTION 3. Findings relating to increased parcel size.

The Board of Supervisors specifically finds that requiring new wineries to meet larger minimum lot sizes than have been required previously, while at the same time recognizing existing wineries on smaller parcels as legal uses, is not discriminatory because the existing wineries are limited in their right to expand. New wineries would have similar rights to expand. The basis for requiring new wineries to have larger minimum parcels is that the limited road system within the county and the physical and practical impossibility of substantially increasing that road system, with the resulting traffic problems and air pollution, the concern regarding the depletion of the underground water table and the pollution of that water table, make it necessary to limit the growth of wineries within the county.

#### SECTION 4. Statement of Legislative Intent

- (a) The Findings of Fact establish that Napa County is unique in its dependence upon a single agricultural commodity and the associated support systems, activities, and business.
- (b) It is the intent of this Board, as expressed in the current general plan, to protect agriculture and open space as the primary land use in Napa County. Therefore, the language of this ordinance is to be interpreted to achieve that goal. Commercial, industrial and residential uses shall be confined to appropriate areas as set forth in the Napa County General Plan. The conversion or use of agricultural land for non-agricultural purposes and the depletion of open space land shall be prohibited except to the extent expressly permitted by the Napa County General Plan and any ordinance adopted to implement the General Plan.

SECTION 5. Section 12047 of the Napa County Code is amended to read in full as follows:

Sec. 12047. "Winery."

"Winery" shall mean an agricultural processing facility used for:

- (1) The fermenting and processing grape juice into wine; or
- (2) The refermenting of still wine into sparkling wine.

SECTION 6. Section 12048 of the Napa County Code is repealed.

SECTION 7. New Sections 12067 through 12071 are hereby added to

Title XII of the Napa County Code to read in full as follows:

Sec. 12067. "Accessory Use".

"Accessory Use" shall mean any use subordinate to the main use and customarily a part thereof. An accessory use must be clearly incidental, related and subordinate to the main use, reasonably compatible with the other principal uses in the zoning district and with the intent of the zoning district, and cannot change the character of the main use. Unless provided otherwise in this Title, accessory uses may be conducted in the primary structure or in structures other than the primary structure. Where the zoning regulations applicable to a zoning district specifically identify the accessory uses which are permitted in conjunction with a primary use in that zoning district, no other accessory uses will be permitted in that zoning district. Accessory structures relating to specific uses are further limited to the extent provided by Section 12421.

#### Sec. 12068. "Private Tours and Tastings".

"Private Tours and Tastings" shall mean tours of the winery and/or tastings of wine, where such tours and tasting are limited to members of the wine trade, persons invited by a winery who have pre-established business or personal relationships with the winery or its owners and persons who have made unsolicited prior appointments for tours or tastings. Any tour or tasting that is in fact open to the general public or advertised as such shall not constitute a private tour or tasting. Where a winery has a sign identifying the winery as such at any entrance to or from a public roadway, and where the winery further has no public tours or tastings authorized by use permit or established as a legal non-conforming use, any tour or tasting at the winery shall be unlawful and shall not be permitted unless the sign includes the words "Appointment required for Tours and Tastings" and the sign conforms to standards adopted by the Commission by resolution as to size, placement, materials, legibility and maintenance.

#### Sec. 12069. "Public Tours and Tastings".

"Public Tours and Tastings" shall mean an accessory use of a winery involving tours of the winery and/or tastings of wine that are open to the general public.

#### Sec. 12070. "Private Promotional Activities".

"Private Promotional Activities" shall mean any promotional activity of a winery in connection with the marketing of its wine which is limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Any promotional activity that is in fact open to the general public or is advertised as open to the general public shall not constitute a private promotional activity. Private promotional activities include, but are not limited to, food service, seminars, and cultural and social events. Private promotional activities are categorized as follows:

- (a) "Private promotional activities (Small)" shall mean any private promotional activity not to exceed 200 persons where all of the persons participating can be accommodated by parking on the premises.
- (b) "Private promotional activities (Large)" shall mean any private promotional activity where the number of persons participating exceeds 200, and shall be subject to the provisions of Section 12202.5.

#### Sec. 12071. "Public Promotional Activities".

"Public Promotional Activities" shall mean promotional activities which are an accessory use of a winery conducted in connection with a winery's marketing of its wines that are open to the general public or activities conducted at a winery for charity or to benefit the community that are open to the general public. Public promotional activities are limited to food service, seminars, and cultural and social events.

#### Sec. 12072. "Event".

As used in Sections 12202.5(a) and 12232.5(a), "event" means an activity that takes place in twenty-four consecutive hours or less. As used in Sections 12202.5(b) and 12232.5(b), "event" means an activity, which will occur over a period of not more than three consecutive days.

SECTION 8. Section 12201 of the Napa County Code is hereby amended to read in full as follows:

#### Sec. 12201. Uses Allowed without Use Permit.

The following uses shall be allowed in all AP districts without use permits:

- (a) Agriculture.
- (b) One single family dwelling unit per legal lot.
- (c) Residential Care Facilities (Small).
- (d) Family Day Care Homes (Small).
- (e) Family Day Care Homes (Large), subject to Section 12413.
- (f) One guest cottage, provided that all of the conditions set forth in Section 12415 are met.

SECTION 9. Section 12202 of the Napa County Code is amended to read

in full as follows:

Sec. 12202. Uses Permitted Upon Grant of Use Permit.

The following uses may be permitted in all AP districts, but only upon grant of a use permit pursuant to Section 12800:

- (a) Farm labor housing.
- (b) Facilities, other than wineries, for the processing of agricultural products grown or raised on the same parcels or contiguous parcels under the same ownership.
- (c) Kennels and veterinary facilities.
- (d) Feed lots.
- (e) Non-Commercial Wind Energy and Conversion Systems.
- (f) Wineries, as defined in Section 12047.
- (g) The following uses in connection with a winery:
  - (1) Crushing of grapes outside or within a structure.
  - (2) On-site disposal of waste generated by the winery.
  - (3) Aging, processing and storage of wine in bulk.
  - (4) Bottling and storage of bottled wine; shipping and receiving of bulk and bottled wine, provided the wine bottled or received does not exceed the permitted production capacity.

- (5) Any or all of the following uses provided that, in the aggregate, such uses are clearly incidental, related and subordinate to the primary operation of the winery as a production facility:
  - (A) Office and laboratory uses.
  - (B) Marketing of wine produced by the winery.
  - (C) Retail sale of (i) wine fermented or refermented and bottled at the winery, irrespective of the county of origin of the grapes from which the wine was made, providing nothing herein shall excuse the application of paragraphs (b) and (c) of Section 12419 regulating the source of grapes; (ii) wine produced by or for the winery from grapes grown in Napa County; and (iii) brandy, port, sherry or other wine or wine-based product with alcohol of 14% or more, that is produced by or for the winery, irrespective of the county of origin of the grapes from which the wine or wine-based product was made.
- (h) The following uses, when accessory to a winery:
  - (1) Private Tours and Tastings, as defined in Section 12068.
  - (2) Private Promotional Activities (Small), as defined in Section 12070(a).
  - (3) Display, but not sale, of art.
  - (4) Display, but not sale, of items of historical, enological or viticultural significance to the wine industry.
- (i) The following uses when accessory to a winery that was established in conformance with all applicable County regulations prior to [effective date of this ordinance] provided that as to any winery not legally authorized to conduct such uses prior to [effective date of this ordinance] a use permit application shall have been on file on or before 18 months after [effective date of this ordinance].
  - (1) Public Tours and Tastings.
  - (2) Public Promotional Activities.
  - (3) Picnic areas for winery guests.
  - (4) Display and sale of wine-related items bearing the winery's name or logo, or the Napa Valley appellation or the appellation of a district lying in whole or in part in Napa County.

SECTION 10. A new Section 12202.5 is added to the Napa County Code to read in full as follows:

### Sec. 12202.5. Uses Permitted upon grant of Administrative Permit for Private or Public Promotional Activities.

Wineries may engage in the following uses if they are located within the AP Zoning District providing the winery first obtains an Administrative Permit pursuant to Section 12881 for Private Promotional Activities (Large) or any Public Promotional Activity so long as not more than four such events are approved for any winery in a calendar year:

- (a) Private Promotional Activities (Large.)
- (b) Public Promotional Activities not otherwise authorized by a use permit.

SECTION 11. Chapters 2 and 3 of Article 4 of Title XII of the Napa County Code are hereby repealed.

SECTION 12. Section 12231 of the Napa County Code is amended to read in full as follows:

Sec. 12231. Uses allowed without Use Permit.

The following uses shall be allowed in all AW districts without use permits:

- (a) Agriculture.
- (b) One single family dwelling unit per legal lot.
- (c) A second unit attached to an existing legal residential dwelling unit providing that all of the conditions set forth in Section 12412 are met.
- (d) Residential Care Facilities (Small).
- (e) Family Day Care Homes (Small).
- (f) Family Day Care Homes (Large), subject to Section 12413.
- (g) One guest cottage, provided that all of the conditions set forth in Section 12415 are met.

SECTION 13. Section 12232 of the Napa County Code is amended to read in full as follows:

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Sec. 12232. Uses Permitted Upon Grant of Use Permit.

The following uses may be permitted in all AW districts, but only upon grant of a use permit pursuant to Section 12800:

- (a) Outdoor parks and recreation facilities compatible with agriculture.
- (b) Farm labor housing.
- (c) Facilities, other than wineries, for the processing of agricultural products grown or raised on the same parcels or contiguous parcels under the same ownership.
- (d) Kennels and veterinary facilities.
- (e) Feed lots.
- (f) Sanitary land fill sites.
- (g) Non-Commercial Wind Energy and Conversion Systems.
- (h) Wineries, as defined in Section 12047.
- (i) The following uses in connection with a winery:
  - (1) Crushing of grapes outside or within a structure.
  - (2) On-site disposal of waste generated by the winery.
  - (3) Aging, processing and storage of wine in bulk.
  - (4) Bottling and storage of bottled wine; shipping and receiving of bulk and bottled wine, provided the wine bottled or received does not exceed the permitted production capacity.

- (5) Any or all of the following uses provided that, in the aggregate, such uses are clearly incidental, related and subordinate to the primary operation of the winery as a production facility:
  - (A) Office and laboratory uses.
  - (B) Marketing of wine produced by the winery.
  - (C) Retail sale of (i) wine fermented or refermented and bottled at the winery, irrespective of the county of origin of the grapes from which the wine was made, providing nothing herein shall excuse the application of paragraphs (b) and (c) of Section 12419 regulating the source of grapes; (ii) wine produced by or for the winery from grapes grown in Napa County; and (iii) brandy, port, sherry or other wine or wine-based product with alcohol of 14% or more, that is produced by or for the winery, irrespective of the county of origin of the grapes from which the wine or wine-based product was made.
- (j) The following uses, when accessory to a winery:
  - (1) Private Tours and Tastings, as defined in Section 12068.
  - (2) Private Promotional Activities (Small), as defined in Section 12070(a).
  - (3) Display, but not sale, of art.
  - (4) Display, but not sale, of items of historical, enological or viticultural significance to the wine industry.
- (k) The following uses when accessory to a winery that was established in conformance with all applicable County regulations prior to [effective date of this ordinance] provided that as to any winery not legally authorized to conduct such uses prior to [effective date of this ordinance] a use permit application shall have been on file on or before 18 months after [effective date of this ordinance].
  - (1) Public Tours and Tastings.
  - (2) Public Promotional Activities.
  - (3) Picnic areas for winery guests.
  - (4) Display and sale of wine-related items bearing the winery's name or logo, or the Napa Valley appellation or the appellation of a district lying in whole or in part in Napa County.

SECTION 14. A new Section 12232.5 is added to the Napa County Code to read in full as follows:

Sec. 12232.5. Uses Permitted upon grant of Administrative Permit for Private or Public Promotional Activities.

Wineries may engage in the following uses if they are located within the AW Zoning District providing the winery first obtains an Administrative Permit pursuant to Section 12881 for Private Promotional Activities (Large) or any Public Promotional Activity so long as not more than four such events are approved for any winery in a calendar year:

- (a) Private Promotional Activities (Large.)
- (b) Public Promotional Activities not otherwise authorized by a use permit.

SECTION 15. A new Section 12423 is added to the Napa County Code to read in full as follows:

#### Sec. 12423. Winery Development Area.

- (a) The winery development area of a winery shall be contiguous to and shall not exceed 120% of the winery area calculated according to subparagraph (b) herein.
- (b) The winery area shall be the aggregate paved or impervious ground surface areas of the production facility, storage areas (except caves), offices, laboratories, kitchens, tasting rooms, paved areas, and access roads to public roads.
- (c) Unless the winery area for a winery existing as of [effective date of ordinance] exceeds 25% of the area of the single parcel upon which the winery is located, the winery development area shall not exceed twenty-five percent of the area of the single parcel upon which the winery is located. In no event shall the winery development area exceed fifteen acres.
- (d) Construction of additional facilities beyond the existing winery development area may be permitted only if required by the Director of Environmental Management to correct emergency health and safety conditions not related to expansion of production.

SECTION 16. A new Article 9.5 is added to Title XII of the Napa County Code to read in full as follows:

#### Article 9.5

#### ADMINISTRATIVE PERMITS

- Sec. 12881. Administrative Permit for Public or Private Promotional Activities (Large)
- Sec. 12881. Administrative Permit for Public or Private Promotional Activities (Large).
- (a) A winery that wishes to conduct public promotional activities or private promotional activities (Large) shall obtain an Administrative Permit from the Director of the Department for each such activity.
- (b) Each application for an Administrative Permit shall contain the following information:
  - (1) The name, address, and telephone number of the applicant.
  - (2) The nature, duration and date of the proposed activity, and the hours the activity is to be conducted.
  - (3) An estimate of the maximum number of persons expected to attend or participate in the activity.
  - (4) If off-site parking area(s) are proposed or required, a description of the provisions made for traffic control at such areas by trained personnel and for shuttle service, if any, from the off-site parking area(s) to the winery if not within walking distance.
  - (5) A description of any anticipated adverse impact on neighboring property owners and the measures that will be taken to minimize such impact.

- (6) Applicant must furnish the names and addresses of property owners within three hundred feet of the subject parcel.
- (7) Any other information requested by the Director as he deems necessary to regulate the permit.
- (c) Except as provided in subparagraph (d), when the Director has determined that an application is complete, he may issue an Administrative Permit for the proposed activity, subject to the following conditions:
  - (1) Temporary directional signs shall be located on the site and shall be removed by 5:00 p.m. the day following the event.
  - (2) Adequate restroom facilities shall be provided.
  - (3) Adequate on-site refuse disposal facilities shall be provided.
  - (4) Adequate traffic control by trained personnel shall be provided.
  - (5) The California Highway Patrol shall be notified not less than thirty days prior to the event.
  - (6) The California Department of Forestry shall be notified not less than thirty days prior to the event.
  - (7) Use of any off-site parking area(s) located on a state highway shall be approved in writing by the State Department of Transportation not less than thirty days prior to the event.
  - (8) If adequate parking is not available on-site, off-site parking area(s) sufficient to handle the projected number of vehicles shall be provided.
  - (9) Any other reasonable conditions specified in the Administrative Permit which the Director determines are necessary to minimize any adverse impact of the proposed activity on the neighboring property owners or the general public.
- (d) The Director shall deny issuance of the Administrative Permit if he determines that the number of private promotional activities (Large) or public promotional activities regardless of size that have already been conducted during the same calendar year on the parcel or on a contiguous parcel under the same ownership equals four.

- (e) The denial of an Administrative Permit or the imposition of any conditions of approval imposed by the Director pursuant to subparagraph (c) may be appealed by the applicant to the Board of Supervisors in the same manner as a use permit.
- (f) Upon issuance of the administrative permit the Director shall notify all property owners, at the addresses furnished, of the permit issuance and the right to appeal.

SECTION 17. A new section 12418 is added to the Napa County Code to read in full as follows:

#### Sec. 12418. Wineries Located In Open Space Areas - Minimum Parcel Size

Wineries are permitted to be located or operated on parcels zoned AP or AW only if the single parcel on which it is located meets the following minimum parcel size:

- (1) Wineries that were established in conformance with all applicable county regulations prior to [the effective date of this ordinance]——l acres.
- (2) Wineries that were established after [the effective date of this ordinance]—10 acres.

SECTION 18. A new section 12419 is added to the Napa County Code to read in full as follows:

#### Sec. 12419. Wineries Located In Open Space Areas - Production Capacity.

- (a) Wineries located or operated on parcels zoned AP or AW are subject to the following maximum annual production capacities:
  - (1) Wineries that were established subsequent to 1974 without the requirement that a use permit be issued, and in conformance with all applicable county regulations prior to [the effective date of this ordinance]——the production limit established as a part of the issuance of the winery's certificate of exemption (commonly known as "small wineries," the rules and regulations relating thereto having been adopted by the Board by Resolution No. 80-21) or 20,000 gallons per year, whichever is less. Any expansion shall be prohibited unless the expansion meets the maximum production limitations set forth in subparagraph (c)(3).

- (2) Wineries that were established prior to 1974 without the requirement that a use permit be issued because a use permit was not required, and which have not subsequently been issued a use permit specifying maximum annual production capacity—the production existing as of 1, 1974. Any additional expansion outside of the winery development area shall be prohibited unless the expansion meets the maximum production limitations set forth in the grape source limitations of subparagraph (c) of this section.
- (3) Wineries or a single parcel which do not qualify under subparagraph (a)(1) or (a)(2), but were established only after the issuance of a use permit, and in conformance with all applicable county regulations prior to [the effective date of this ordinance]—the production capacity authorized by the appropriate use permit. Any additional expansion outside of the winery development area shall be prohibited unless the expansion meets the maximum production limitations set forth in subparagraph (c)(3).
- (4) Wineries that were established after [the effective date of this ordinance]:
  - (A) Wineries located on a single parcel of less than forty, but ten or more acres in size——Two thousand four hundred gallons per acre of the parcel. Acreage shall be calculated as the area of the legal parcel on which the winery is to be located, less the winery area referred to in §12423(b) and waste water ponds.
  - (B) Wineries located on a single parcel forty acres or larger—maximum production capacity shall be as established by the applicable use permit.
- (b) All wineries first established subsequent to [the effective date of this ordinance]: at least seventy-five percent of the grapes used to make the winery's still wine, or the still wine used by the winery to make sparkling wine, shall be grown within the County of Napa.
- (c) All existing wineries which expand beyond their winery development area as it existed on the [effective date of this ordinance]:
  - (1) At least seventy-five percent of the grapes used to make that portion of the winery's still wine which is produced as a result of the expansion shall be grown within the County of Napa.

- (2) At least seventy-five percent of the grapes used to make the still wine used to make the sparkling wine that is produced as a result of the expansion shall be grown within the County of Napa.
- (3) If the winery is located on a single parcel of land that is less than forty acres in size, the maximum annual production capacity shall be the greater of (aa) the amount authorized by the existing use permit, or (bb) the product obtained by multiplying the area of the parcel, excluding the winery area referred to in §12423(b) and waste water ponds of the winery, by 2400 gallons of wine per acre.

SECTION 19. A new section 12420 is added to the Napa County Code to read in full as follows:

#### Sec. 12420. Wineries Located In Open Space Areas - Setbacks.

- (a) The minimum setback for wineries shall be one hundred fifty feet as measured from the centerline of the public right-of-way for a twenty-fivefoot high structure. To the extent the structure exceeds twenty-five feet in height, the setback shall be increased at the rate of two feet of additional setback for each additional foot of building height.
- (b) An existing winery (as of the effective date of this ordinance) may expand within the minimum setback providing no new structure shall be placed closer to the centerline of the public right-of-way than the existing structure.

SECTION 20. A new section 12421 is added to the Napa County Code to read in full as follows:

#### Sec. 12421. Accessory Structures related to Wineries in AP/AW.

The maximum square footage of structures used for accessory uses that are related to a winery shall not exceed forty percent of the area of the production facility. "Production Facility" for the purpose of this section means crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory equipment storage and maintenance facilities but shall not include wastewater ponds.

A new section 12422 is added to the Napa County Code to SECTION 21. read in full as follows: Sec. 12422. Single Parcel "Single Parcel" shall mean a single legal parcel. Parcels designated by the Napa County Assessor may or may not be a single legal parcel. SECTION 22. This ordinance shall take effect thirty days after its passage. SECTION 23. A summary of this ordinance shall be published at least once five days prior to adoption and at least once before the expiration of fifteen days after its passage in the newspaper of general circulation, printed and published in the County of Napa, together with the names of the members voting for and against the same. The foregoing ordinance was introduced and read at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on

the \_\_\_\_\_ day of \_\_\_\_\_, 1989, and passed at a regular meeting of

the	Board of Supervisors of	the County of Napa, State of California, held on
the	day of	, 1989, by the following vote:
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