

**COUNTY OF NAPA**  
**DEPARTMENT OF PLANNING, BUILDING AND ENVIRONMENTAL SERVICES**  
**1195 THIRD STREET, 2ND FLOOR**  
**NAPA, CA 94559**  
**(707) 253-4416**  
**Initial Study Checklist**  
**(Reference Napa County's Procedures for Implementing CEQA, Appendix C)**

1. **Project Title:** Stagecoach North Vineyard Conversion Erosion Control Plan Application #P18-00446-ECPA
2. **Property Owner:** Gallo Vineyards Inc.
3. **Contact Person, Phone Number and Email:** Don Barrella, Planner III, (707) 253-4417, Donald.Barrella@countyofnapa.com
4. **Project Location and APNs:** Access from Soda Canyon Road, Napa, California; Assessor's Parcel Number 032-010-086 (**Figure 1** and **Figure 2**)
5. **Project Sponsor's Name and Address:** Gallo Vineyards Inc.  
Attn: Trini Amador  
P.O. Box 1130  
Modesto, CA 95353

6. **General Plan Description:** Agricultural, Watershed and Open Space (AWOS)

7. **Zoning:** Agricultural Watershed (AW)

8. **Description of Project:**

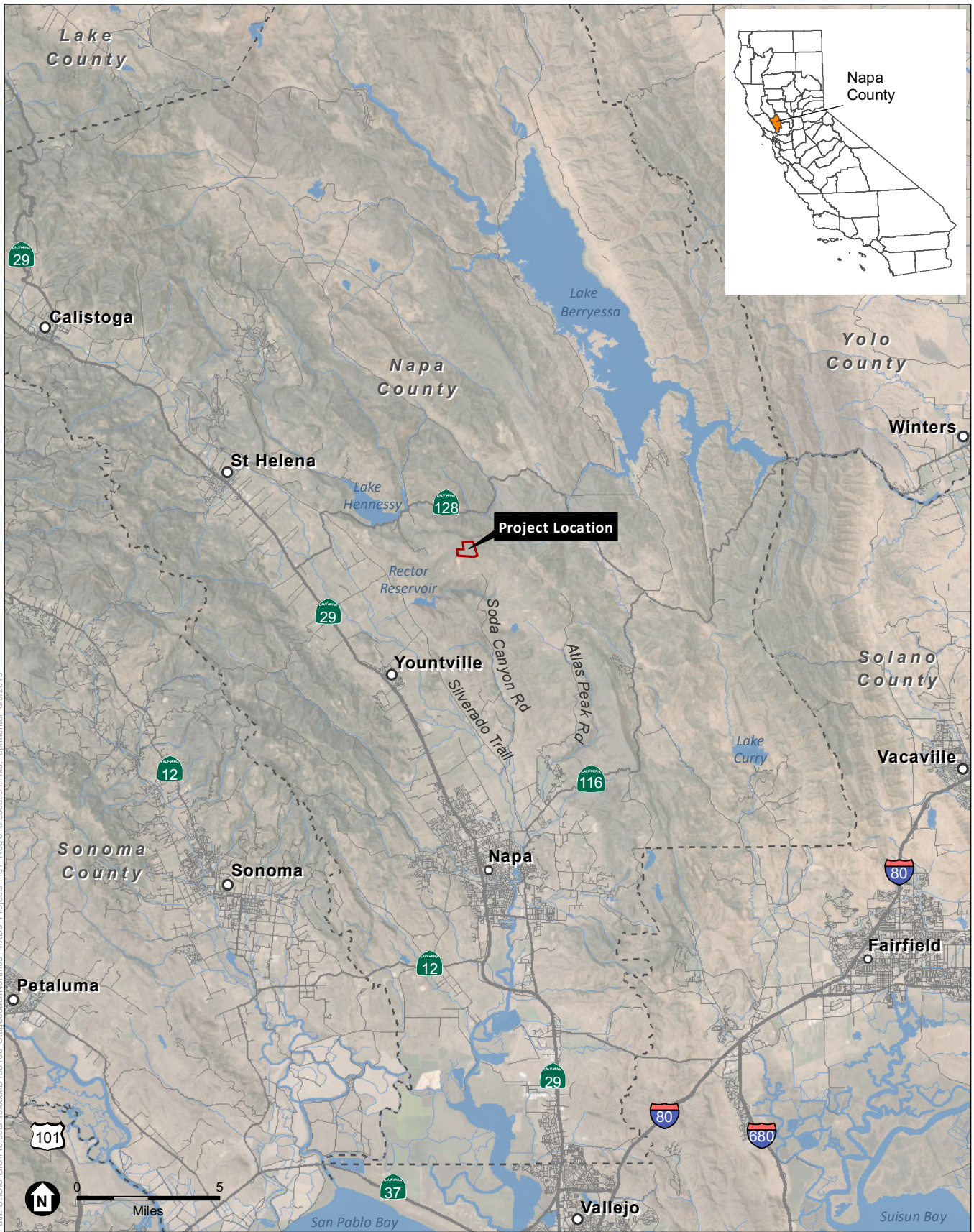
Gallo Vineyards Inc. (Applicant) filed an erosion control plan (ECP) application (#P18-00446-ECPA) with the Napa County Planning, Building and Environmental Services Department (County) on December 20, 2018. The ECP application proposed vegetation removal and earthmoving activities on slopes greater than 5 percent in connection with the development of approximately 91.3 net acres of new vineyard within 116.2 gross acres (**Figure 3**). Vineyard avenues would be constructed around each proposed vineyard block, and their acreage is included in the proposed clearing limits boundary.

In total, 17 vineyard blocks are proposed. The acreages of the proposed vineyard blocks and their associated clearing limits are described in **Table 1** below.

Proposed activities associated with vineyard development include removal of brush and trees within the proposed clearing limits, ripping, rock removal, blasting, soil cultivation, seeding of a cover crop, mulching, trenching for storm drain and irrigation pipelines, installation of a trellis system and deer fence, laying out vine rows, installation of temporary and permanent erosion control measures, and planting of grapevines.

**Figure 4** shows the location of the proposed deer fence. Fencing would match the existing deer fence and would be 7 feet tall and made of smooth wire, with mesh spacing of approximately 6 inches by 6 inches up to 6 feet. The top 1 foot of the fence would be made of two bare (not barbed) wire strands.

There is approximately 0.9 mile of existing dirt road on the project site (**Figure 4**); approximately 0.6 mile of the existing roads would be upgraded to Level 1 roads to provide primary access to the proposed vineyard blocks. A 3-inch minus aggregate base material would be applied to the existing roadway width concurrent with vineyard development, at a depth of 3–6 inches, to ensure that vehicular traffic would not degrade the roadway surface during wet periods of the year. Roadways would be improved to reproduce natural drainage patterns and promote sheet flow through the use of best management practices, such as outsloping, berm removal, and construction of frequent (spaced at approximately 150-foot intervals) rolling dips or water bars where needed.

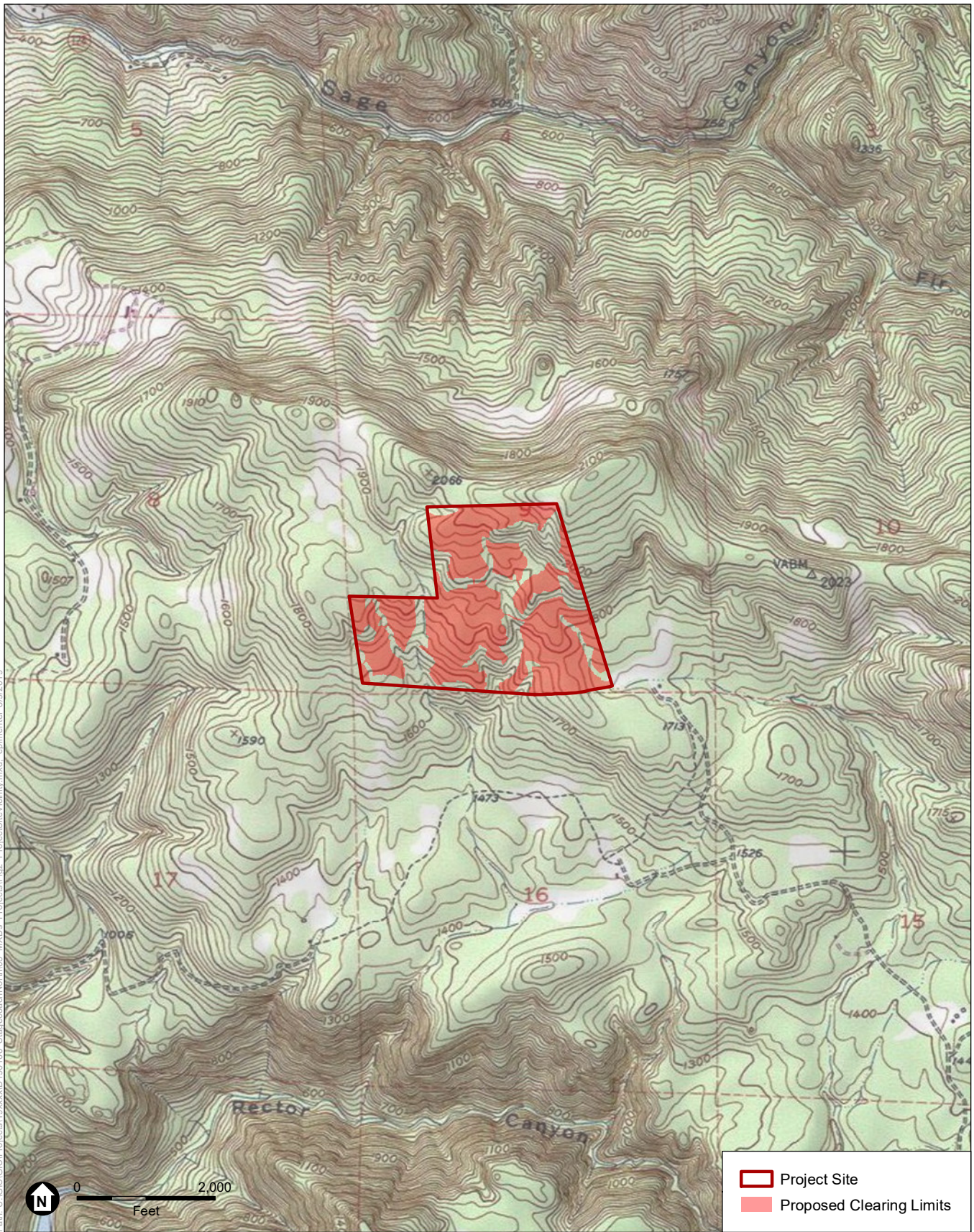


SOURCE: Esri, 2015; ESA, 2019

Stagecoach North Vineyard Conversion #P18-00446-ECPA

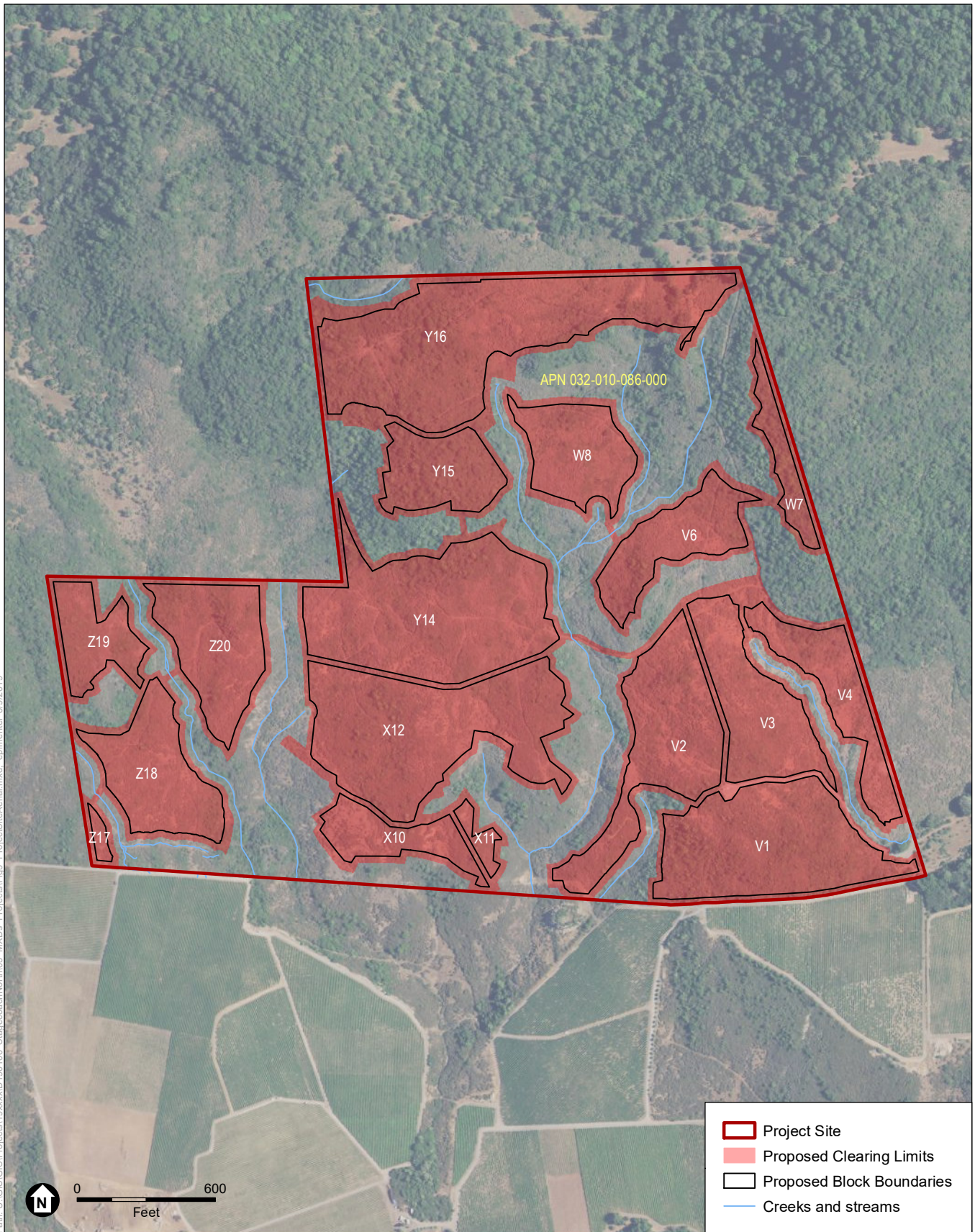
**Figure 1**  
Regional Location





SOURCE: USGS 7.5' Topo Quad (Chiles Valley, 1951); PPI Engineering, 2019; ESA, 2019 Stagecoach North Vineyard Conversion #P18-00446-ECPA

**Figure 2**  
Project Site and Vicinity

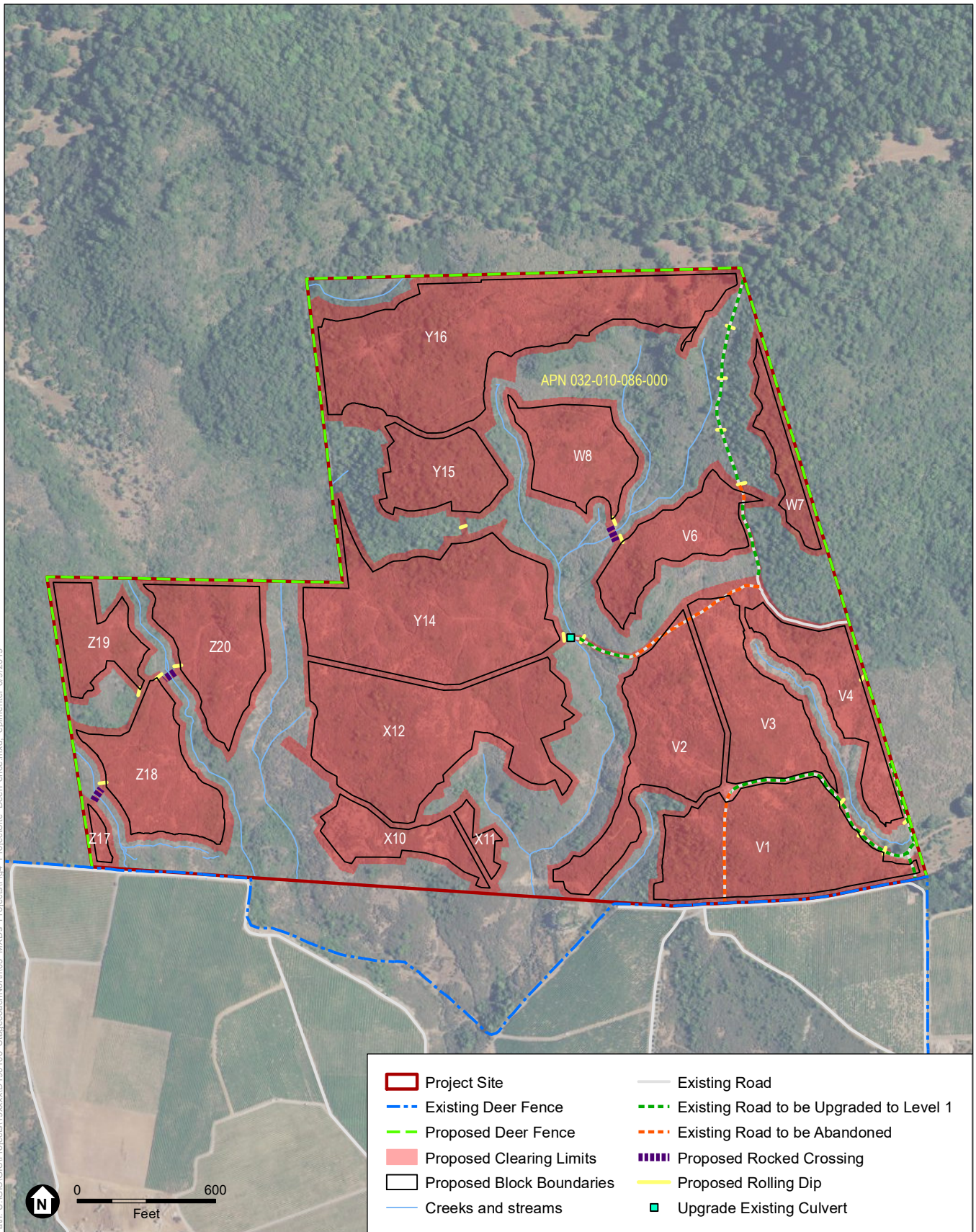


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SOURCE: USDA, 2016; PPI Engineering, 2019; LSA, 2019; ESA, 2019

Stagecoach North Vineyard Conversion #P18-00446-ECPA

**Figure 3**  
Project Site



Path: U:\GIS\GIS\Projects\19xxxx\191006\_StagecoachNorth\03\_MXD\Projects\Fig4\_DeerFence.mxd, epimintel, 9/9/2019

SOURCE: USDA, 2016; PPI Engineering, 2019; LSA, 2019; ESA, 2019

Stagecoach North Vineyard Conversion #P18-00446-ECPA

**Figure 4**  
Deer Fence and Roads

**Table 1  
Acreages of Proposed Vineyard Blocks**

Block	Proposed Clearing Limits (Gross Acres)	Proposed Block Boundaries (Net Acres)	Block	Proposed Clearing Limits (Gross Acres)	Proposed Block Boundaries (Net Acres)
V1	10.5	9.0	Y14	13.7	11.8
V2	8.8	7.0	Y15	4.6	3.6
V3	6.4	5.3	Y16	17.6	14.1
V4	5.7	3.8	Z17	0.7	0.3
V6	5.4	4.0	Z18	6.3	4.9
W7	2.8	1.6	Z19	3.8	2.7
W8	5.3	4.0	Z20	6.3	5.0
X10	3.6	2.5	Avenues and Rock Disposal Areas	0.3	N/A
X11	1.1	0.5	<b>Total</b>	<b>116.2</b>	<b>91.3</b>
X12	13.3	11.2			

Source: PPI Engineering 2019

The project site has 0.1 mile of existing Level 2 roads that would be used seasonally during dry periods to provide secondary access to some vineyard blocks. Level 2 roads would receive the same best management practices and road shaping as Level 1 roads, except that the roadway surface would not be surfaced with crushed rock. The Level 2 roads would be part of vineyard avenues after implementation of the project and would be subject to the same vegetative cover crop requirements as the adjacent vineyard block pursuant to the ECP.

Approximately 0.2 mile of existing dirt roads would be decommissioned by incorporating them into the proposed vineyard blocks. In these locations, the access roads would be realigned to the outer vineyard avenue. Roadways proposed for decommissioning would be decompacted using a bulldozer, ripping to a depth of at least 6 inches.

In addition to the gravel and dirt roads on the project site, a network of vegetated vineyard avenues would surround the proposed vineyard blocks and provide access for farming equipment and workers. These avenues would be reseeded as needed to ensure appropriate levels of vegetative cover, as required by the engineered ECP that would cover these avenues.

The ECP includes a road plan that describes operational roadway use and use restrictions, maintenance practices, and improvements.

Rock would be generated during construction of the proposed project. Some of the rock generated would be used for erosion control features such as rock energy dissipaters and rock level spreaders. Crushed rock would be used on existing roads where needed and for rock-filled avenues. Rock not used immediately would be temporarily stockpiled for future use within the proposed clearing limits. Stockpiles would be less than 30 feet tall.

With the exception of crossings required for access, all drainages on the project site have received setbacks incorporated into the project design. The two ephemeral streams on the project site that meet Napa County's definition of a stream have received no-touch setbacks ranging from 55 to 105 feet based on slope, in accordance with Napa County Code Section 18.108.025. In addition, the other non-County definitional streams on the project site have been avoided and afforded a 50-foot buffer consisting of 26 feet of undisturbed native vegetation and 24 feet of vegetated vineyard avenue. The avenues would be subject to the same vegetative cover crop requirements as the adjacent vineyard block pursuant to the ECP.

The proposed vineyard would be irrigated entirely by groundwater from two wells located in the southeastern portion of the project site. Additional wells may be developed in the future, but the overall groundwater demand would not change. The project proposes to use approximately 54.8 acre-feet of groundwater per year to irrigate the 91.3 net acres of vineyard during the first four years while the vines are established, and approximately 45.7 acre-feet of groundwater per year to irrigate the 91.3 net acres of vineyard after the fourth year.

## **Project Construction**

### ***Vineyard Development***

Vineyard development would take place between April 1 and September 15 in one phase. An average of approximately 0.8 acre per day would be disturbed during construction. The project has been designed so that no import or export of material is required; approximately 1,000 cubic

yards of cut would be generated and 1,000 cubic yards of fill would occur on the project site. Approximately 1,640 trees with a stem diameter at breast height of 5 inches or more are present in the development area. Roughly half of the vegetation removed would be chipped onsite and the other half would be burned onsite in accordance with Bay Area Air Quality Management District regulations. Solid waste would be removed from the site by Napa County Recycling and Waste Services.

Two truck trips would deliver and remove heavy equipment during the first week and last two weeks of project construction. **Table 2** lists the typical construction equipment and the estimated quantity of equipment needed for the proposed project. All equipment, except one D6 and one D9 bulldozer, is already on the adjacent property owned by the Applicant and would not require transport. On average, construction equipment would operate for seven hours per day during the construction period, and work would take place six days per week.

Construction would require eight to 10 workers daily. An estimated 10 passenger vehicle round trips per day would occur six days per week from April to September, with average round trip mileage of 28 miles per vehicle. Construction worker hours would typically be 6 a.m. to 6 p.m.

All staging would be conducted within the development area. The primary staging area would be in the southeastern portion of the project site, in proposed Block V1.

Blasting would be conducted by drilling and blasting. It is conservatively estimated that five blasting events may be required during project construction.

The limits of ripping would be within the proposed vineyard clearing areas. Average ripping depth would be 42 inches, with a maximum ripping depth up to 60 inches, depending on site conditions. The proposed vine and row spacing would be 4 feet by 6 feet; however, in areas where the cross-slope exceeds 15 percent, row spacing would be increased to provide adequate room for equipment.

Irrigation pipelines would be located within existing roadways, vineyards and vineyard avenues, and/or proposed clearing limits.

The development area would be winterized, including seeding and installation of straw mulch and straw wattles, by September 15. All disturbed areas (including vineyard avenues) would be seeded with a permanent cover crop according to the ECP.

**Table 2**  
**Typical Equipment during Construction**

Equipment	Estimated Quantity
Large Excavator	2
Medium Excavator	1
D9 Bulldozer	3
D8 Bulldozer	1
D6 Bulldozer	2
Haul Truck	2
Loader	2
Water Truck	1
Farm Tractor with Trailer	4

Source: Data provided by PPI Engineering in 2019

**Erosion Control Measures**

Temporary erosion control measures could include installing water bars, straw wattles, straw bale dikes, and other practices as needed.

Permanent erosion and runoff control measures described in the ECP (PPI Engineering 2019) include:

- Five detention basins constructed in the development area to attenuate small increases in runoff associated with vineyard development:
  - Detention Basin #1 in the northwest corner of Block Y16;
  - Detention Basin #2 in the southwest corner of Block Y16;
  - Detention Basins #3 and #4 on the south side of Block Y16; and
  - Detention Basin #5 north of Blocks V3 and V4.

- Seeding of a permanent cover crop with vegetative cover maintained according to the ECP.
- Surface drainage pipelines installed to collect surface runoff at low points throughout the development area and transport it to protected outlets.
- Cutoff collars installed on all solid pipelines with slopes greater than 5 percent.
- Standard drop inlets and concrete drop inlets installed at designated locations in the development area.
- Diversion ditches constructed to convey surface water through and/or around proposed vineyard areas and direct it to a stable outlet or drop inlet.
- Diversion avenues constructed to reduce slope run length and intercept runoff throughout the vineyard while directing it to a stable outlet.
- Rock level spreaders installed in designated locations at the outfall of conveyance infrastructure to uniformly spread water onto the ground surface.
- Rock-filled avenues constructed to dispose of rock generated onsite, create safer turning for equipment, and disperse and filter runoff.
- Rock energy dissipaters constructed to help disperse concentrated flow.
- Rolling dips installed in designated locations in the development area to direct water off the roadway surface and back onto the native ground surface. These designated locations include areas where the existing road runs uphill and the potential exists for runoff to run down the roadway surface and cause erosion or gulying, or areas where rolling dips are needed to ensure that roads are hydrologically disconnected from receiving waters.
- Three new rocked water crossings over waters of the U.S. installed in designated locations in the development area, to be used for vineyard access during low-flow or dry conditions. Other rocked water crossings are proposed in the ECP that cross proposed ditches, and therefore would not affect waters of the U.S.
- One existing undersized culvert upgraded to a larger diameter culvert (48 inches) to minimize the potential for plugging and other issues that could be caused by an undersized culvert.
- Outsloped infield level spreader constructed to prevent surface flows from becoming concentrated through the vineyard areas.

### ***Vineyard Operations and Maintenance***

**Table 3** summarizes the operations and maintenance activities that would take place after construction of the vineyard.

**Table 3  
Annual Operations Schedule**

Months	Activity	Approximate Number of Workers
January and February	Annual pruning of vines	20
June–August	Chemical, mechanical, and manual weed control Sulfur applications to protect against mildew	15
September and October	Harvest Winterization of vineyard, vineyard avenues, and vineyard roads	34
November–April	Monitoring and maintenance of erosion control measures	15

Sources: Gallo Vineyards Inc. Erosion Control Plan Application P18-00446, 2018; data provided by PPI Engineering in 2019



Nighttime activities would include:

- *Frost protection*, with two wind machines operating, typically in April and May for approximately 15 hours per month
- *Harvest* between 10 p.m. and 6 a.m., typically in October
- *Sulfur applications* approximately 12 times per year between 9 p.m. and 6 a.m., typically in May and June

Permanent erosion control measures would be maintained regularly. Measures would be monitored throughout the rainy season and repairs and/or maintenance would be performed immediately. The permanent cover crop would be mowed only, and not disked.

An integrated pest management plan would be implemented as part of the sustainable farming practices on the project site. No pre-emergent herbicides would be sprayed in the vine rows for weed management. Contact or systemic herbicides may be applied in the spring (no earlier than February 15). Chemicals would be stored and mixed in a shipping container that would be placed in Block V1 as shown in Figure 5 of the ECP.

An estimated two truck trips (12 tons each) and 12 worker round trips would occur during harvest (with approximately 34 workers). Grape-hauling trucks may travel an average of 8 miles to the nearest processing facility. Worker trips would average approximately 28 miles. Approximately 12 worker round trips would occur during pruning (with 20 workers). Outside of the peak harvest and pruning periods, an average of 15 workers would carpool together.

Operation of the irrigation system would require the use of diesel generators.

**9. Description of the environmental setting and surrounding land uses.**

Access to the approximately 170.2-acre Stagecoach North Soda Canyon Ranch parcel (i.e., the project site) is available via a private road off Soda Canyon Road, which crosses an adjacent property owned by the Applicant, Gallo Vineyards Inc. The project site consists of undeveloped areas, dirt roads, and hand-cut trails. The southern portion of the project site is currently bounded by a deer fence (**Figure 4**).

Vegetation types on the project site include chamise chaparral, grassland, California black oak forest, California bay forest, and intermixed scrub oak communities (including canyon live oak, leather oak, interior live oak, and scrub oak). Rock outcrops are also present, along with approximately 2,790 trees with a stem diameter at breast height of 5 inches or more. Several ephemeral streams exist on the project site, including one depicted as a blue line stream on the Yountville U.S. Geological Survey topographic quadrangle map.

Elevations in the proposed vineyard conversion areas (i.e., proposed clearing limits or development area) range from approximately 1,660 feet to 2,140 feet above mean sea level. Ground slopes in the development area range from approximately 7 percent to 25 percent and average 18 percent. Small areas within the proposed vineyard blocks have ground slopes of 30 percent or steeper; approximately 2.1 acres would be developed on such slopes. Soils on the project site include Guenoc-Rock Outcrop Complex 30 to 75 percent slopes, Hambright Rock-Outcrop Complex 30 to 75 percent slopes, Rock Outcrop-Hambright Complex 50 to 75 percent slopes, and Sobrante Loam 5 to 30 percent slopes.

The project site is located within the Rector Reservoir watershed, which is designated by Napa County (County) as a Sensitive Domestic Water Supply Drainage. Chapter 19.108.027, Sensitive Domestic Water Supply Drainages, of the County Code outlines provisions applicable to such designated drainages, including vegetation clearing limits and winter shutdown requirements.

The project site is zoned Agricultural Watershed (AW). As defined in Chapter 18.20, AW District, of the County Code, the AW district classification is intended to be applied in areas of Napa County where the predominant use is agriculturally oriented; where watershed areas, reservoirs, and floodplain tributaries are located; where development would adversely affect all such uses; and where the protection of agriculture, watersheds, and floodplain tributaries from fire, pollution, and erosion is essential to the general health, safety, and welfare.

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

Agency	Type of Approval
<b>Federal Agencies</b>	
U.S. Army Corps of Engineers	Clean Water Act Section 404 permit
	National Historic Preservation Act Section 106 compliance
U.S. Fish and Wildlife Service	Federal Endangered Species Act compliance (Section 7)

Agency	Type of Approval
<b>State Agencies</b>	
California Department of Fish and Wildlife	California Endangered Species Act compliance (Section 2081)
	Section 1602 Streambed Alteration Agreement
State Water Resources Control Board, Division of Water Rights	Approval of Petitions for Change on Water Right License 9125 and Permit 18459
San Francisco Bay Regional Water Quality Control Board (Region 2)	General Waste Discharge Requirements for Vineyard Properties in the Napa River and Sonoma Creek Watersheds
	Clean Water Act Section 401 Water Quality Certification
<b>Local/Other Agencies</b>	
Napa County Planning, Building and Environmental Services	California Environmental Quality Act Lead Agency; Agricultural Erosion Control Plan approval; Assembly Bill 52 compliance; grading and/or building permits

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

Consultation with California Native American tribes has begun. Notice of the proposed project was sent to Yocha Dehe Wintun Nation, Middletown Rancheria, and Mishewal Wappo Tribe of Alexander Valley on January 29, 2019. On February 22, 2019, the County received a response letter from Yocha Dehe Wintun Nation indicating that the project is not within the aboriginal territories of the Yocha Dehe Wintun Nation.

## Environmental Factors Potentially Affected

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

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

## ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and visits to the project site. For further information, see the environmental background information contained in the permanent file on this project.

On the basis of this initial evaluation:

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

B. D. B. L.

Signature

Brian Bordona  
Printed Name

October 1, 2019

Date

Napa County Planning, Building and Environmental Services

**ENVIRONMENTAL CHECKLIST FORM**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- a-b) The project site is located on the south-facing slopes of the Vaca Mountains in north-central Napa County. The site is not located on a prominent hillside, on a major or minor ridgeline (Napa County GIS, Ridgelines Layer), or within a scenic corridor (Napa County GIS, Scenic Corridors Layer). There are no historic buildings, significant rock outcroppings, or geologic features on the project parcel that would be affected by the project. Rock generated during construction would be used for erosion control features, crushed for use on existing roads and rock-filled avenues, or temporarily stockpiled for future use within the proposed clearing limits in piles less than 30 feet tall. Trees and vegetation would be removed from the proposed development area, but the project site is not visible from a state scenic highway (Caltrans 2018). Therefore, the proposed project would have a less-than-significant impact on a scenic vista, scenic highway, historic buildings, scenic trees, or rock outcrops. The Environmental Impact Report (EIR) will not analyze these issues.
- c) The proposed project would result in the removal of existing vegetation and the temporary stockpiling of rock in the proposed development area, but there are no public roadways or views in the project vicinity. The proposed project would be consistent with the land uses in the surrounding area, which include vineyards, and with the Napa County General Plan designation of AWOS. The presence of construction equipment for approximately 5½ months also would not result in a significant effect, as the presence of the equipment would be only temporary. The proposed project would not construct any new roads. Therefore, the project would have a less-than-significant impact on the existing visual character or quality of public views of the site and its surroundings. The EIR will not analyze this issue.
- d) The proposed agricultural operations on the project site would require some lighted nighttime activities consistent with the activities that already occur at night in the surrounding area, which include vineyard and agricultural uses. Lighting would take the form of headlights, or lights directed downward, on the equipment used during nighttime activities. Such activities would include harvest (typically in October between 10 p.m. and 6 a.m.), frost protection work (approximately 15 hours per month, typically between April and May), and sulfur application (approximately 12 times per year, typically in May and June between 9 p.m. and 6 a.m.). Although the proposed project would involve some nighttime activity for limited periods, it would not introduce a new source of substantial light or glare. Therefore, the project would have a less-than-significant impact on daytime or nighttime views in the area. The EIR will not analyze this issue.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. AGRICULTURE AND FORESTRY RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

a) The Napa County General Plan emphasizes agricultural preservation, with the overarching goal to have agriculture as the county's primary land use. Goals and policies in the General Plan focus on preserving current and promoting new agricultural land uses, and encourage active, sustainable forest management practices.

The Napa County Important Farmland 2016 map prepared by the California Department of Conservation, Division of Land Resource Protection does not identify the project site as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2016), and the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use, resulting in no impact. The EIR will not analyze this issue.

b) The project site has a General Plan designation of AWOS and is zoned AW. Therefore, the establishment of a vineyard totaling approximately 116.2 gross acres (91.3 net acres) is consistent with the parcel's land use and zoning designations. The project parcel is not under a Williamson Act contract. Therefore, the proposed project would not conflict with the project site's land use designation or with a Williamson Act contract, resulting in no impact. The EIR will not analyze these issues.

c-d) California Public Resources Code Section 12220(g) defines "forest land" as "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits."

The project parcel does not contain forest land or coniferous forest (LSA 2018), and is not zoned forest land as defined in Public Resource Code Section 12220(g), timberland as defined in Public Resource Code Section 4526, or a Timberland Production Zone as defined in Government Code Section 51104(g). Therefore, the proposed project would not have an impact on forest land or timberland and the EIR will not analyze these issues. The Biological Resources section of the EIR will include an analysis of on-site vegetation communities and proposed tree removal.

e) The proposed project is agricultural in nature and would not result in the conversion of existing farmland or forest land in the area to nonagricultural or nonforest land uses. As such, the project would not have an impact on the agriculture or forestry resources of Napa County. The EIR will not analyze this issue.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. <b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

a-b) The project site is located in the hills bordering the east side of the Napa Valley northeast of Yountville, in the Napa County climatological subregion of the San Francisco Bay Area Air Basin, which is under the jurisdiction of the Bay Area Air Quality Management District. The topographical and meteorological features of the Napa Valley subregion create the potential for air pollution. Criteria air pollutants of concern include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, and particulate matter.

Project construction activities may result in short-term impacts on air quality. Construction-related emissions, which would be temporary, would consist mainly of particulate matter from fugitive dust generated during grading or other earthmoving activities and other criteria pollutants generated by construction equipment exhaust, haul and worker trips using vehicles, and burning of cleared vegetation. Ongoing activities to operate and maintain the proposed vineyard may result in long-term air quality impacts. Operational emissions, which would be seasonal, would be generated primarily by vehicular trips by workers to and from the site and by the equipment necessary for ongoing vineyard maintenance.

The EIR will analyze the potential for the proposed project to conflict with or obstruct implementation of an air quality plan or result in a cumulatively considerable net increase of a criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.

c-d) Land uses such as schools, playgrounds, child care centers, hospitals, and convalescent homes are considered sensitive to poor air quality. Infants and children, the elderly, and people with health afflictions, especially respiratory ailments, are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential areas are also considered sensitive to air pollution because residents, who include children and the elderly, tend to be at home for extended periods of time.

Land uses surrounding the project site include agricultural areas, open space, and scattered residences. The project site is undeveloped, with no residences or structures on-site. The EIR will analyze the potential for the proposed project to expose sensitive receptors to substantial pollutant concentrations or result in other emissions (such as those leading to objectionable odors) adversely affecting a substantial number of people.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

a–e) The project site contains chamise chaparral, eastwood manzanita chaparral, grassland, California black oak forest, California bay forest, and intermixed scrub oak communities (such as canyon live oak, leather oak, interior live oak, and scrub oak), as well as habitat for special-status plant species (LSA 2018). Biological field surveys of the project site have included wildlife and botanical surveys in 2015, 2016, 2018, and 2019. The EIR will summarize the findings from these surveys.

The EIR will analyze the potential for the proposed project to have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service; on any riparian habitat or other sensitive natural community; and on state or federally protected wetlands. The EIR will analyze potential direct and indirect species impacts, such as impacts caused by habitat fragmentation and habitat loss.

In addition, the EIR will analyze the potential for the proposed project to interfere substantially with the movement of a native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or to impede the use of native wildlife nursery sites. Further, the EIR will analyze the potential for the proposed project to conflict with local policies or ordinances protecting biological resources, such as the County’s Conservation Regulations, through activities such as tree removal for the proposed vineyard development.

f) No Habitat Conservation Plans, Natural Community Conservation Plans, or other similar plans are applicable to the project site; therefore, no impact would occur. The EIR will not analyze this issue.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

See Section 18, *Tribal Cultural Resources*, for additional disclosure of and details regarding the tribal notification and consultation required by Assembly Bill 52 (Gatto).

a–c) Cultural resources field surveys of the project site were conducted in 2015 and the Native American Heritage Commission was contacted in 2018 to request a search of the sacred lands file. Notice of the proposed project was sent to Yocha Dehe Wintun Nation, Middletown Rancheria, and Mishewal Wappo Tribe of Alexander Valley on January 29, 2019. On February 22, 2019, the County received a response letter from Yocha Dehe Wintun Nation indicating that the project is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Based on the field surveys, records searches, literature review, and agency and Native American consultation, the EIR will analyze the potential for the proposed project to cause a substantial adverse change in the significance of a historical resource or archaeological

resource as defined in State CEQA Guidelines Section 15064.5, or to disturb any human remains, including those interred outside of formal cemeteries.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. ENERGY.</b> Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion

Consistent with Public Resources Code Section 21100(b)(3), this impact analysis evaluates the potential for the proposed project to result in a substantial increase in energy demand and wasteful use of energy during project construction, operation, and maintenance. The impact analysis is informed by Appendix G of the State CEQA Guidelines. The analysis of potential impacts involved evaluating whether the proposed project's estimated construction-related and operational energy use would be excessive, wasteful, or inefficient.

a) During project construction, the construction equipment, truck trips for hauling materials, and construction workers' commutes to and from the project site would consume fuel. Construction of the proposed project is anticipated to occur over approximately 5½ months. Construction activities and corresponding fuel energy consumption would be temporary and localized. In addition, the proposed project has no unusual characteristics that would cause equipment or haul vehicles to be less energy efficient than when used at other similar agricultural construction sites in Napa County.

Once construction is complete, equipment and energy use would be slightly higher than existing levels. The proposed project would not include any unusual maintenance activities that would cause a significant difference in energy efficiency compared to the surrounding developed land uses. Thus, the project would not result in wasteful, inefficient, or unnecessary use of energy. This impact would be less than significant and the EIR will not analyze this issue.

b) The transportation sector is a major end user of energy in California, accounting for approximately 39 percent of total statewide energy consumption in 2014 (EIA 2019). In addition, energy is consumed during construction and maintenance of transportation infrastructure, such as streets, highways, freeways, rail lines, and airport runways. California's 30 million vehicles consume more than 16 billion gallons of gasoline and 3 billion gallons of diesel each year, making California the second largest consumer of gasoline in the world (CEC 2019). In Napa County, farm equipment (not including irrigation pumps) accounted for approximately 60 percent of agricultural emissions in 2014, with the percentage anticipated to increase through 2050 (Napa County 2018).

Existing transportation energy standards are put into effect through the regulation of fuel refineries and products such as the Low Carbon Fuel Standard, which mandates reducing the non-biogenic carbon content of vehicle fuels by 10 percent by 2020. Other regulatory programs with emissions and fuel efficiency standards have been established by the U.S. Environmental Protection Agency and the California Air Resources Board, such as Pavley II/Low-Emission Vehicle III from California's Advanced Clean Cars Program and the Heavy-Duty (Tractor-Trailer) Greenhouse Gas (GHG) Regulation. Further, construction sites need to comply with state requirements to minimize idling and associated emissions, which also minimize the use of fuel. Specifically, the Commercial Motor Vehicle Idling Regulation and Off-Road Regulation 13 limit idling by commercial vehicles and off-road equipment to five minutes. The proposed project would comply with these state requirements; the EIR's Air Quality section will address this topic.

Napa County has not implemented an energy action plan. Therefore, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency or impede progress toward achieving goals and targets, and impacts would be less than significant. The EIR will not analyze this issue.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. GEOLOGY AND SOILS.</b> Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Discussion

- a) The project site has the potential to experience strong ground shaking and other seismic hazards based on the number of active faults in the San Francisco Bay region. The proposed project would involve earthmoving activities to install erosion control measures for agricultural development, but would not construct new residences or other facilities (enclosed areas where people can congregate) that would be subject to seismic forces. In addition, given the project's agricultural nature, it would not result in a substantial increase in the number of people accessing the site. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving fault rupture, ground shaking, liquefaction, and landslides, and less-than-significant impacts would occur. Additional information supporting these conclusions is provided below.
- i) No faults have been mapped on the project site, and the site is not located on an active fault or within an "Earthquake Fault Hazard Rupture Zone" designated by the Alquist-Priolo Earthquake Zoning Act (CGS 2018). The closest active faults (i.e., those that have moved during the last 11,000 years) are the West Napa fault segment and the Hunting Creek–Berryessa fault segment, which are approximately 5 miles southwest and east of the project site, respectively. In addition, two unnamed fault lineaments within 0.25 mile of the project site are considered part of the Atlas Peak–Foss Valley Lineament Zone (Gilpin Geosciences 2018). Therefore, the rupture of a known earthquake fault is low and the proposed project would have a less-than-significant impact related to the rupture of a known earthquake fault. The EIR will not analyze this issue.
- ii) The project site is in an area that may be subject to strong or very strong seismic ground shaking potential during an earthquake (CGS 2016), but the proposed project would not construct any new residences or enclosed areas where people would congregate. Therefore, this impact would be less than significant and the EIR will not analyze this issue.
- iii) Liquefaction occurs when water-saturated soil "liquefies" during an earthquake and buildings and other structures sink into the ground. The Napa County General Plan identifies the project area as having very low liquefaction potential (Napa County 2009). Further, the proposed project is agricultural in nature, would not include any facilities or housing, and would not result in a substantial increase in the number of people on-site. Therefore, the impact related to the potential for liquefaction to result in adverse effects on people or buildings would be less than significant. The EIR will not analyze this issue.

- iv) During a site visit on October 20, 2015, the project site was surveyed to document geologic conditions. No active landsliding was observed on the site. Surficial landslide deposits are mapped along the southeastern portion of the project site; however, the survey determined that these features could be attributed to a combination of the local volcanic bedrock structure and differential erosion, and they are unrelated to landsliding (Gilpin Geosciences 2018). A less-than-significant impact would occur, and the EIR will not analyze this issue.
- b) Vegetation removal and earthmoving activities during development of the proposed project could lead to slope instability, which may increase erosion and loss of topsoil. In addition, development and operation of the vineyard could cause change to existing erosion patterns. Implementing temporary and permanent erosion control measures could greatly reduce the potential for erosion. The EIR will analyze the potential for the proposed project to lead to potentially significant erosion and loss of topsoil and will evaluate proposed erosion control measures that could reduce these impacts.
- c) The Napa County General Plan identifies the project area as having very low liquefaction potential (Napa County 2009). Installing temporary and permanent erosion control measures proposed with the project would improve the management of runoff and erosion and lessen the potential for liquefaction, and for later spreading and subsidence. The EIR will analyze the potential for clearing, grading, and earthmoving associated with the proposed project to lead to unstable soils and result in on- or off-site landslide or collapse.
- d) Soils in the project site (Guenoc-Rock Outcrop Complex, Hambright Rock-Outcrop Complex, Rock Outcrop-Hambright Complex, and Sobrante Loam) exhibit low to moderate shrink-swell potential (USDA 1978). The lack of buildings for the proposed project and the agricultural nature of the project site would reduce risks to life or property. Therefore, the impact related to risks to life and property from expansive soils would be less than significant. The EIR will not analyze this issue.
- e) The proposed project would involve development of a vineyard. No septic tanks or alternative wastewater disposal systems are needed or proposed for the project parcel. Therefore, no impact would occur and the EIR will not analyze this issue.
- f) The EIR will analyze the potential for the proposed project to affect a unique paleontological resource, site, or unique geologic feature.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

a-b) The terms “global warming” and “global climate change” describe the increase in the average temperature of the earth’s near-surface air and oceans since the mid-20th century, and the projected continuation of that increase. Natural processes and human actions have been identified as the causes of this warming. Increases in GHG concentrations in the earth’s atmosphere are thought to be the main cause of human-induced climate change. Certain gases in the atmosphere naturally trap heat by impeding the exit of solar radiation that has hit the earth and is reflected back into space. This is sometimes referred to as the “greenhouse effect” and the gases that cause it are called “greenhouse gases.” Some GHGs occur naturally and are necessary to keep the earth’s surface habitable. However, increases in the concentrations of these gases in the atmosphere during the last 100 years have reduced the amount of solar radiation that is reflected back into space, intensifying the natural greenhouse effect and resulting in an increase in the global average temperature.

Carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride are the principal GHGs. When concentrations of these gases exceed natural concentrations in the atmosphere, the greenhouse effect may be intensified.

Construction emissions from vineyard development projects include the soil carbon stocks that are lost (or released) when site vegetation is removed and soil is ripped in preparation for vineyard development and planting. Construction emissions are also associated with the energy used to develop and prepare the project site and plant the vineyard, including construction equipment and worker vehicle trips. The vineyard’s operational emissions include any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project, and the ongoing emissions from the energy used to maintain and farm the vineyard, including farm equipment and vehicles.

The EIR will analyze the potential for the proposed project to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The EIR will analyze the change in annual sequestration and soil carbon storage that would result from vegetation conversion for development of the proposed project. The EIR also will analyze the potential for the proposed project to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

a-b) Materials and waste may be considered hazardous if they are poisonous (toxic), can be ignited by open flame (ignitable), corrode other materials (corrosive), or react violently, explode, or generate vapors when mixed with water (reactive). The term “hazardous material” is defined in law as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment. In some cases, past industrial or commercial uses can result in spills or leaks of hazardous materials and petroleum to the ground, resulting in soil and groundwater contamination.

Construction and operation of the proposed project would involve the routine transport, use, storage, and/or disposal of materials generally regarded as hazardous materials that are used in construction and operational activities. Limited quantities of miscellaneous hazardous substances, such as gasoline, diesel fuel, hydraulic fluids, and other similarly related materials, would likely be brought onto the project site, used, and stored during construction and operation. The improper use, storage, handling, transport, or disposal of hazardous materials could result in the accidental release of hazardous materials, thereby exposing construction workers, the public, and the environment, including soil and/or groundwater or surface water, to contamination by hazardous materials. The California Highway Patrol and the California Department of Transportation regulate transportation of hazardous materials on area roadways, and the California Department of Toxic Substances Control regulates the use of these materials, as outlined in California Code of Regulations Title 22. Any project facilities that would use or store hazardous materials would be required to obtain permits and comply with appropriate regulatory agency standards designed to avoid releases of hazardous wastes. The EIR will analyze potential hazards to the public or the environment through the routine transport, use, storage, and/or disposal of hazardous materials associated with the proposed project.

c) The project site is not located within 0.25 mile of any existing or proposed school. The closest school, Yountville Elementary School, is approximately 4.66 miles southwest of the project site. Therefore, no impact would occur and the EIR will not analyze this issue.

d) Information about hazardous materials sites in the project area was collected by reviewing the California Environmental Protection Agency’s Cortese List Data Resources (Cortese List). The Cortese List includes the following data lists that provide information regarding the facilities or sites identified as meeting Cortese List requirements:

- Hazardous waste and substances sites, from the California Department of Toxic Substances Control's EnviroStor database
- Leaking underground storage tank sites, from the GeoTracker database
- Solid waste disposal sites, identified by the State Water Resources Control Board
- Active cease-and-desist orders and cleanup and abatement orders, from the State Water Resources Control Board
- Hazardous waste facilities subject to corrective action under Health and Safety Code Section 25187.5, identified by the California Department of Toxic Substances Control.

The Cortese List is a reporting document used by the state, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. The Cortese List is updated at least annually, in compliance with California regulations (California Government Code Section 65964.6[a][4]). The Cortese List includes federal Superfund sites, state response sites, nonoperating hazardous waste sites, voluntary cleanup sites, and school cleanup sites. Review of the Cortese List revealed that no past or present hazardous materials contamination exists in the project area (DTSC 2019).

The project site is not on any of the lists of hazardous waste sites identified in Government Code Section 65962.5. Therefore, no impact would occur and the EIR will not analyze this issue.

- e) The project site is not located in the vicinity of a public or private airport, or within an airport land use plan area. The nearest airport is the Moskowite Airport, which is more than 5 miles southeast of the project site. Therefore, the proposed project would not impair operation of any nearby airports and would not affect airport safety. No impact would occur and the EIR will not analyze this issue.
- f) The project site would be accessed via a private road off Soda Canyon Road. The Napa County General Plan classifies Soda Canyon Road as a collector street. In rural areas of Napa County, many roadways do not serve regional traffic and serve more as collectors, providing access between rural destinations and the regional roadway network (Napa County 2007). The main evacuation routes in Napa County are along State Routes 12 and 29. The proposed project would not impair implementation of or physically interfere with any adopted emergency plan or emergency evacuation plan, and would have a less-than-significant impact. The EIR will not analyze this issue.
- g) No structures are proposed as part of the project. The project site is located in a rural part of Napa County identified as having high fire severity (CAL FIRE 2007). In general, the risk of fire in vineyards is very low because of the limited amount of fuel, combustibles, and ignition sources present. Vineyards are irrigated and cover crops are typically mowed in May and August, thereby reducing the fuel load in the vineyard. Also, the removal of vegetation and management of the vineyard would reduce fuel loads in the area compared with existing conditions. Therefore, the proposed project would not increase the exposure of people or structures to wildland fires, and impacts would be less than significant. The EIR will not analyze this issue.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Discussion

- a) The proposed project would have a potentially significant impact on water quality during construction and operation or could provide substantial additional sources of polluted runoff. Earthmoving activities and the use of hazardous materials during construction could affect water quality. Erosion, sedimentation, and spills of hazardous materials could significantly affect water quality. In addition, using chemicals during operation of the proposed project could impair water quality. The EIR will analyze the potential for the proposed project to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.
- b) The irrigation demand for the proposed vineyard, approximately 54.8 acre-feet per year during the first four years and 45.7 acre-feet per year after the fourth year once the vines are established, would be met entirely by groundwater from two existing wells in the southeastern portion of the project site, and possibly by additional wells that may be developed in the future. The EIR will analyze the potential for the proposed project to substantially decrease groundwater supplies or interfere substantially with groundwater recharge.
- c) **Potentially Significant Impact.** Earthmoving activities have the potential to alter the natural pattern of surface runoff, which could lead to areas of concentrated runoff and/or increased erosion. The conversion of existing vegetation to vineyard would alter the composition of the existing land cover and infiltration rates, which could affect erosion and runoff. The EIR will analyze the potential for the proposed project to substantially alter existing drainage patterns in a manner that would result in substantial erosion, siltation, or flooding on- or offsite. The EIR also will analyze the potential for the proposed project to contribute or create runoff water that would exceed the capacity of existing or planned stormwater drainage systems.
- d) The development area is not located in a 100-year flood hazard area, tsunami zone, or seiche zone. Therefore, the proposed project would not risk the release of pollutants due to project inundation. No impact would occur and the EIR will not analyze this issue.
- e) The proposed project would rely on groundwater pumped from two on-site wells and possibly from additional wells that may be developed in the future. The EIR will analyze the potential for the proposed project to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Discussion

- a) The project site is not located in or near any established community. Therefore, the proposed project would not physically divide an established community and no impact would occur. The EIR will not analyze this issue.
- b) The Napa County General Plan describes the intent of the AWOS designation as follows:

To provide areas where the predominant use is agriculturally oriented; where watersheds are protected and enhanced; where reservoirs, floodplain tributaries, geologic hazards, soil conditions, and other constraints make the land relatively

unsuitable for urban development; where urban development would adversely impact all such uses; and where the protection of agriculture, watersheds, and floodplain tributaries from fire, pollution, and erosion is essential to the general health, safety, and welfare.

The Agricultural Preservation and Land Use Element contains goals and policies aimed at preserving existing agricultural land uses, planning for future agricultural uses, supporting the economic well-being of agriculture, and planning for adjacent land uses to be in locations compatible with agricultural land uses. General uses for the AWOS designation include processing of agricultural products and single-family dwellings.

The Conservation Element contains goals and policies related to the protection and preservation of agricultural land uses, conservation of special-status species, protection of habitat, minimization of impacts from discretionary projects, offsetting of discretionary project impacts, evaluation of biological resources for discretionary projects in areas containing or potentially containing special-status species, protection of groundwater, protection of surface water, and protection of wetlands.

The Napa County zoning ordinance describes the project parcel's AW zoning district as follows:

The AW district classification is intended to be applied in those areas of the county where the predominant use is agriculturally oriented, where watershed areas, reservoirs and floodplain tributaries are located, where development would adversely impact on all such uses, and where the protection of agriculture, watersheds and floodplain tributaries from fire, pollution and erosion is essential to the general health, safety and welfare.

Agriculture is one of the uses allowed in AW districts without a use permit.

The Napa County Conservation Regulations contain general provisions for intermittent/perennial streams. The regulations state that the clearing of land for new agricultural uses must comply with designated stream setbacks that are based on slope, unless a use permit is obtained from Napa County, or unless an exemption listed in Section 18.108.050 applies. Setbacks are measured from the top of the bank on both sides of the stream as it exists at the time of replanting, redevelopment, or new agricultural activity.

The EIR's environmental resource sections will discuss the proposed project's compliance with applicable general plan policies, zoning ordinance requirements, and other regulatory requirements. For example, potential conflicts with applicable plans and policies regarding air quality and GHG emissions will be discussed and analyzed in the Air Quality and Greenhouse Gas Emissions sections of the EIR, and the Biological Resources section of the EIR will discuss any potential conflict with wildlife corridors and consistency with applicable federal, state, and local plans and policies regarding wildlife and vegetation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

a-b) The project site is not in an area with a known mineral resource of value to the region or state, nor is the site within a known mineral resource recovery area (Napa County 2005, 2008; CGS 2013). The nearest known mineral resource area in Napa County is located more than 12 miles south of the project site. Proposed site improvements and development of a vineyard on the parcel would not physically preclude future mining activities from occurring. Therefore, no impact would occur and the EIR will not analyze this issue.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. NOISE.</b> Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

a-b) The noise environment in the area surrounding the project site is characterized by rural agricultural noise, rural roadways, and scattered residences. It includes low-volume traffic noise from tractors, large trucks, and other farm equipment, both on and off-road passenger vehicles, and traffic noise along Soda Canyon Road. Activities to install the proposed vineyard would include earthmoving and rock blasting, and operation of the vineyard could generate noise at levels exceeding existing noise levels.

The EIR will analyze the potential for the proposed project to expose people to or generate excessive groundborne vibration or noise levels in excess of standards. The EIR also will analyze the potential for the project to result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity.

c) The project site is not located within an airport land use plan area or within 2 miles of a public airport or private airstrip. Therefore, no impact would occur and the EIR will not analyze this issue.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

a) The population of Napa County was approximately 139,417 in July 2018 (U.S. Census Bureau 2019). Construction and operation of the proposed project would involve earthmoving activities and the installation and maintenance of erosion control measures in connection with the development and cultivation of the vineyard. It would not involve constructing new homes, businesses, roads, or infrastructure (e.g., water, sewer, or utility lines) that would directly or indirectly induce substantial unplanned population growth. Construction and installation activities for the proposed project would require the temporary presence of a minimal number of workers (approximately eight to 10) on the property. Ongoing vineyard operation and maintenance would require the seasonal presence of a minimal number of workers (up to approximately 20) on the property. Therefore, the proposed project would not induce unplanned population growth in the project vicinity or greater region, either directly or indirectly. This impact would be less than significant and the EIR will not analyze this issue.

b) The proposed project would not displace any existing housing or people and it would not involve constructing new homes. Therefore, no impact would occur and the EIR will not analyze this issue.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. PUBLIC SERVICES.</b> Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

- a) The proposed project would not construct residential or commercial structures, resulting in no substantial population growth in the area. The workers required for project construction and operation would likely come from the existing labor pool in the region; therefore, the project would not result in a population increase over existing conditions. As a result, there would be no need to construct new government facilities, and demand for the listed services and amenities would not change. No impact would occur and the EIR will not analyze these issues.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. RECREATION:</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

- a-b) There are no federal, state, regional, or other parks on the project site. The proposed project would not construct or expand recreational facilities, and would not result in substantial population growth that would lead to the increased use of recreational facilities or the need to construct or expand recreational facilities. Therefore, no impact would occur and the EIR will not analyze this issue.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. TRANSPORTATION.</b> Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

a-d) The project site would be accessed by a private road off Soda Canyon Road, which is located off Silverado Trail. Traffic generated by construction of the proposed project and subsequent vineyard operation, including the harvest, would increase traffic on area roadways and increase vehicle miles traveled relative to current conditions. The EIR will analyze the potential for the proposed project to conflict with a program, plan, ordinance, or policy addressing the circulation system. In addition, the EIR will analyze the potential for the project to conflict or be inconsistent with State CEQA Guidelines Section 15064.3(b). The EIR will also analyze the potential for the project to substantially increase hazards due to a geometric design feature or incompatible uses, or to result in inadequate emergency access.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

a-b) As defined in Public Resources Code Section 21074, tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe or tribes. These resources may also be on, or eligible for, listing in the National Register of Historic Places or California Register of Historical Resources, or may be determined by the lead agency to be considered tribal cultural resources. Tribal cultural resources also include prehistoric archaeological sites and human remains, ethnographic sites, and historic-era landscapes and sites occupied, used, or spiritually and culturally valued by Native Americans.

On January 29, 2019, pursuant to Public Resources Code Section 21074 (Assembly Bill 52, Gatto), the County notified Yocha Dehe Wintun Nation, Middletown Rancheria, and Mishewal Wappo Tribe of Alexander Valley of the proposed project. On February 22, 2019, the County received a response letter from Yocha Dehe Wintun Nation indicating that the project is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Based on this consultation and a review of primary and secondary sources, the EIR will analyze the potential for the project to cause a substantial adverse change in the significance of a tribal cultural resource.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion

- a) The project site is located in an unincorporated area of Napa County that is not served by public water or wastewater services. The proposed project would result in the temporary presence of a minimal number of employees on the property, and ongoing vineyard operation and maintenance would result in the seasonal presence of a minimal number of employees on the property. These employees would likely come from the existing labor pool in the region and would not generate an increase in the population relative to existing conditions. Therefore, the proposed project would not create a need to construct new or modified utilities and service systems. Further, implementing the proposed project would not result in the construction or expansion of a water or wastewater treatment facility; the project would not generate wastewater, and existing and potential future groundwater wells would provide irrigation water to the vineyard. Irrigation pipelines would be located within existing roadways, vineyards, and vineyard avenues, and/or within proposed clearing limits. Impacts would be less than significant and the EIR will not analyze this issue. The proposed project would include the installation of on-site stormwater drainage features, the effects of which will be analyzed in the Biological Resources, Geology and Soils, and Hydrology and Water Quality sections of the EIR.
- b) No new or expanded water entitlements are being requested for the proposed project. The Hydrology and Water Quality section of the EIR will analyze the availability of water to serve the project in the future, including during normal, dry, and multiple dry years.
- c) Given the small number of employees that the proposed project would require for construction and operation, wastewater generation by the proposed project would not be substantial enough to affect wastewater treatment capacity. The project would generate no wastewater that would require treatment, resulting in no impact on wastewater treatment providers. Therefore, no impact would occur and the EIR will not analyze this issue.
- d-e) Rock generated during vineyard preparation would be used on-site for erosion control features and on existing roads and rock-filled avenues. Rock not used immediately would be stockpiled for future use inside the proposed clearing limits. Solid waste generated during construction (e.g., broken pipe, fittings, trellis, end posts) would be negligible. The proposed project would include pruning and harvesting activities that would generate waste material (cane). This material would generally be disposed of on-site by spreading it back into the vineyard, burning it, or a combination of the two. Therefore, the proposed project would not generate waste that would need to be disposed of at a landfill and exceed the permitted capacity of applicable landfills serving the project area. Clover Flat Landfill, the closest landfill to the project site, had more than half of its remaining capacity available in 2012 and an expected closure date of January 2047 (CalRecycle 2018). Furthermore, all waste would be disposed of in accordance with federal, state, and local statutes and regulations. Therefore, no impact would occur and the EIR will not analyze this issue.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- a) The project site is located in a State Responsibility Area that is designated as a High Fire Hazard Severity Zone (CAL FIRE 2007). The project site would be accessed via a private road off Soda Canyon Road. Project construction and operation would not require any road closures and existing roads would continue to provide adequate emergency access to the project site and project area. The proposed project would not impair an adopted emergency plan or emergency evacuation plan, and would have a less-than-significant impact. The EIR will not analyze this issue.
- b-c) Project construction would require the presence of some vehicles and heavy equipment for grading and other activities. These vehicles and equipment could spark and ignite flammable vegetation. During construction, the risk of igniting a fire would be low because vegetation would be cleared before development of the vineyard, and the risk would be temporary because of the short duration of construction (approximately 5½ months). Operation and maintenance activities would be similar to activities already occurring in the project area, which includes an existing vineyard. The proposed project would not include any infrastructure that would exacerbate the fire risk. Portions of the existing dirt roads on the project site would be upgraded and decommissioned with the project, but these activities would not significantly exacerbate fire risk or result in temporary or ongoing impacts on the environment. (The EIR will address potential impacts of the proposed project on biological resources, geology and soils, and hydrology and water quality.) The proposed project would not exacerbate wildfire risk and this impact would be less than significant. Therefore, the EIR will not analyze this issue.
- d) There are no buildings or residences on the property and the proposed project would not construct any buildings or residences; therefore, the project would not expose people or structures to significant risks. The EIR will not analyze this issue. The proposed project would alter land cover and would include burning vegetation and cane. The temporary and permanent erosion control measures proposed will be analyzed in the Hydrology and Water Quality section of the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- a-c) The EIR will analyze the potential for the proposed project to affect the environment or human beings, both individually and on a cumulative basis when viewed in connection with the effects of past, current, and probable future projects.

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