# Napa County
# Winery Definition Ordinance



## Final Environmental Impact Report
## FEIR 60

Napa County, California

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## Winery Definition Ordinance

**ENVIRONMENTAL IMPACT REPORT**

**FEIR 60**

Prepared for

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THIS IS A PRELIMINARY DOCUMENT AND, AS SUCH, SHOULD NEITHER BE QUOTED NOR REFERENCED IN ANY PUBLICATION

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# INTRODUCTION

## OVERVIEW

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

## CEQA PROCESS

As the lead agency, the County of Napa prepared a Notice of Preparation (NOP) for this EIR in accordance with Sections 15063 and 15082 of the California Environmental Quality Act (CEQA) Guidelines. The NOP was circulated to local, state, and federal agencies, and other interested parties (Appendix A). The DWDO-EIR is specifically focused on evaluating the significant effects of the DWDO.

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

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

# I. SUMMARY

## A. PROJECT DESCRIPTION

The project under consideration is application of a new "Winery Definition Ordinance" to 480,000 + acres of AW- and AP-zoned land in Napa County with some provisions affecting the entire County. The draft of the ordinance evaluated here (i.e., Draft 5c) is known as the Draft Winery Definition Ordinance, or "DWDO".

The intent of the DWDO, as listed is to protect agriculture and open space. Following is a list of the provisions of the DWDO:

(1) Small Winery Use Permit Exemption elimination
(2) 75% Napa County grape source rule
(3) Visitor-serving use expansion
(4) Grandfathering clause
(5) Public tours/tasting elimination
(6) Minimum size parcels
(7) Expansion within Winery Development Area
(8) Production expansion limitations
(9) Winery building setback increases
(10) Accessory use limitation
(11) Administrative permit for promotional events

## B. DIRECT PROJECT IMPACTS AND MITIGATION MEASURES

The significant direct adverse environmental impacts resulting from DWDO adoption are limited (see discussion below). While winery growth over the next 20 years will have a significant adverse effect on the environment, the impacts involved are not a direct result for the most part of adoption of the DWDO but rather are a result of winery growth as regulated by the DWDO. These impacts are known as cumulative impacts and are summarized in the next section.

Further impacts produced by the growth of the wine industry in general will be analyzed and discussed in the Wine Industry Growth Program EIR currently being produced. A decision on the DWDO may be reached independent of resolving all of the industry-related growth issues.

## C. GROWTH INDUCTION

Application of the DWDO would allow a variety of promotional events that are not currently allowed, including for-profit events. Allowing the expansion

would probably increase at least locally the number of visitors to Napa County. Traffic congestion and limits on lodging facilities will tend to moderate overall increases in the visitor forecast; however, visitor growth and secondary growth of visitor-serving commercial may be accelerated. As a result of traffic congestion, there may be a shift in the location of wineries having promotional events to the southernmost producing regions such as Carneros, Coombsville, and Jameson/American Canyon.

## D. CUMULATIVE IMPACTS AND MITIGATION MEASURES

The significant, cumulative, adverse impacts resulting from DWDO adoption are outlined below along with the measures identified to mitigate them. These are summary mitigation measures. The full text of each mitigation measure recommended is contained under the specific topic involved in the Environmental Setting, Potential Impacts and Mitigation Measures section of the EIR.

Significant impacts that are dependent on the specific design of the development undertaken are presented in Section III, Effects Not Found To Be Significant. Section III also presents potentially significant adverse impacts that were found on the basis of this study not to be significant.

### 1. Land Use

a. Impact. Damage to the integrity of the Napa County General Plan through the continued approval of non-agricultural activities in the agricultural portions of the County in conflict with the strong agricultural protection policies contained in the Plan.

Mitigation. Implementation of the following 9 measures would completely mitigate the preceding impact:

**Measures Typically Imposed by the County.**

None.

**Additional Needed Measures Identified by this Report.**

1. See Mitigation Measures B1(c)(1-7).

b. Impact. Damage to the long-term viability of agriculture in Napa County through continued intensification of non-agricultural activities in the agricultural portions of the County.

Mitigation. Implementation of the following 9 measures would completely mitigate the preceding impact:

**Measures Typically Imposed by the County.**

None.

**Additional Needed Measures Identified by this Report.**

1. See Mitigation Measures B1(a)(1), B1(b)(2), B1(c)(1-7).

## 2. Traffic and Circulation

a. Impact: Generation of 30% of the additional traffic growth along major state routes in north Napa County over the next 20 years leading to increased traffic congestion.

Mitigation: Implementation of the following 31 measures would partially mitigate the preceding impact:

**Measures Typically Imposed by the County.**

1. Install/expand the right turn lanes and left turn pockets as necessary that exist on the arterials and/or collector roads used to access all new/expanded wineries generating more than 25 trips/day where they intersect with State Highway 29, Silverado Trail, State Highway 121 west of 29, State Highway 128 north of 29, and Jameson Canyon Rd.

2. Install left-turn lanes with associated acceleration and deceleration tapers at the entrances to all new/expanded wineries generating more than 25 trips/day that access onto roadways carrying more than 2000 trips per day.

3. Limit the number of visitor-carrying vehicles going to and from all new/expanded wineries per day and per week.

4. Prohibit promotion of all new/expanded wineries as open for tours, tastings, or retail sales or as available for events hosted by entities other than the winery itself.

5. Prohibit installation or maintenance of off-site signs for all new/expanded wineries, except for one(1) standard 1 foot high by 3 foot long directional sign.

6. Close the visitor facilities at all new/expanded wineries to the general public by 2:30 PM on Fridays, Saturdays, and Sundays and by 3:30 PM on all other days.

7. Prohibit the scheduling of appointments for tours, tasting, and/or retail sales at all new/expanded wineries between 2:30 and 5:30 PM on Fridays, Saturdays, and Sundays and between 3:30 and 6:30 PM on all other days.

8. Prohibit the scheduling of dinners, festivals, or other promotional events held at all new/expanded wineries to begin or end during peak travel periods(ie, between 3:00 and 5:00 PM on Fridays, Saturdays, and Sundays and between 4:00 and 6:00 PM on all other days).

9. Encourage visitors calling for appointments or attending dinners, festivals, or other promotional events at all new/expanded wineries to car pool, ride share, or use buses.

10. Schedule employee work hours to avoid peak travel periods.

11. Schedule all pickup and delivery of supplies and products on weekdays between 7:00 a.m. and 3:30 p.m.

**Additional Needed Measures Identified by this Report.**

12. See Mitigation Measures B1(b)(1,2); B1(c)(1,2,4,6,7).

13. Amend the DWDO to establish a minimum separation between new and existing wineries of 2,500 feet.

14. Limit the access to new wineries along State Highway 29, Silverado Trail, State Highway 121 west of Highway 29, State Highway 128 north of 29, and Jameson Canyon Rd (i.e., State Highway 12) to Coombsville Rd, Hardman Ave, Old Sonoma Rd, Tubbs Lane, Zinfandel Ln, and existing collector roads.

15. Install flared intersection improvements including free right turn lanes and left turn pockets at the junction of these roads with the above-listed roadways.

16. Amend the DWDO to include within the definition of the term "Private Tours and Tasting" a requirement that a sign be installed reading "No <u>Public</u> Tours or Tasting Facilities".

17. Require that any directional sign henceforth installed for a winery without public tours/tasting shall, besides the name of the winery, carry the message "No Public Tours or Tasting Facilities".

18. Encourage ride sharing, shuttle busses, train service and other means of public/group transportation, including provision of park and ride lots.

19. Encourage new/expanded wineries to establish case goods storage and wine distribution operations in the City of Napa and the Airport Industrial Area.

20. Appoint a citizens committee to research and propose programs for adoption by the County which encourage public/group transportation of visitors within the County.

21. Limit parking at new/expanded wineries to that required for employees, deliveries, and a minimum number of visitors as established during the use permit process in order to encourage participation in public/group transportation options identified.

22. Prohibit the parking of vehicles along any roadway off-site.

23. Prohibit the parking of vehicles along the driveway to all new/expanded wineries unless the roadway has been widened to provide on-street parking.

24. Deny access to the property at the entry gate or street/driveway intersection when the improved parking area(s) on-site are full.

25. Require winery employees to carpool to the greatest extent practical.

## 3. Air Quality

a. Impact. Exposure of local residents to annoyance from dust generated by wine marketing and promotional activities.

Mitigation. Implementation of the following measure would completely mitigate the preceding impact:

**Measures Typically Imposed by the County.**

1. Surface all driveways providing access to all new/expanded wineries, all travelways around said wineries, and all parking areas with pavement or sealed rolled rock.

**Additional Needed Measures Identified by this Report.**

None.

**4. Noise**

a. Impact. Exposure of local residents to annoyance from noise generated by wine marketing and promotional activities.

Mitigation. Implementation of the following 7 measures would partially mitigate the preceding impact:

**Measures Typically Imposed by the County.**

1. Cease all outdoor activities for visitors to all new/expanded wineries within 3500 ft(direct view)/2000 ft(shielded view) of any pre-existing off-site residence by 5:30 PM on weekdays and 2 PM on Saturdays. No outdoor activities for visitors shall be undertaken on Sundays.

2. Locate access driveways to all new/expanded wineries at least 750 feet from any pre-existing residence.

3. Limit bus (3 axle, 10 wheel) traffic to and from all new/expanded wineries located on a roadway carrying less than 5000 vehicles per day to 2 round trips/day. Said trips shall take place between 8:30 AM and 5 PM.

4. Prohibit the use of sound amplification equipment outdoors at all new/expanded wineries.

**Additional Needed Measures Identified by this Report.**

5. See Mitigation Measures B1(c)(6).

6. Maintain existing residential densities in those areas designated as "Agricultural Resource" and "Agricultural Watershed" in the Napa County General Plan.

7. Prohibit outdoor visitor activities at all new/expanded wineries in any area within 400 ft of an pre-existing off-site residence.

5. Water Quality

a. Impact. Small, but cumulatively significant, degradation of surface and groundwater quality in Napa County.

Mitigation. Implementation of the following measure would completely mitigate the preceding impact:

**Measures Typically Imposed By the County.**

None.

**Additional Needed Measures Identified by this Report.**

1. Require that all driveways, parking lots and other the paved areas at all new/expanded wineries be swept with a vacuum-type street sweeper in October just prior to the first winter rains.

6. Vegetation and Wildlife

a. Impact. Small but cumulatively significant loss in number of and habitat for rare/endangered plant and animal species.

Mitigation. Implementation of the following 6 measures would completely mitigate the preceding impact:

**Measures Typically Imposed by the County.**

1. Require preparation of a detailed biologic and/or botanic field survey of all areas to be disturbed by implementation of all discretionary winery development/expansion projects that involve ground disturbance within 1000 feet of a rare/endangered plant or animal habitat site or in an area that is determined to be biologically sensitive from a rare/endangered plant or animal standpoint. Such evaluation shall be completed in cooperation with and approval of the State Department of Fish and Game.

2. Redesign, as necessary all discretionary winery development/expansion projects to accommodate preservation of any rare animal/plant species affected.

**Additional Needed Measures Identified by this Report.**

3. Prohibit, prior to the receipt of all necessary winery-related permits, the destruction of or damage to the habitat for any

rare/endangered plants or animals as a preliminary step to construction/expansion of a winery or winery-related facility on the site involved.

4. Direct the Napa County Conservation Development & Planning Department to complete their long-term project to up-date the County's Rare and Endangered Species Maps and to henceforth maintain them in an up-to-date state.

5. Direct the Napa County Conservation Development & Planning Department to prepare an initial rare/endangered plant and animal habitat evaluation for all winery development/expansion projects.

6. Extend the requirements enumerated under #1 and #2 above to all winery development/expansion projects.

b. Impact. Small but cumulatively significant loss in critical habitat (i.e., riparian galleries, vernal pools, fresh, brackish, and salt marshes, etc.).

Mitigation. Implementation of the following 16 measures would completely mitigate the preceding impact:

**Measures Typically Imposed by the County.**

1. Limit all winery-related ground disturbing activities within 300 feet of the top of the bank of any stream or drainageway to the dry season (i.e., April 15 to October 1).

2. Prohibit all work within the channel of any stream or waterway prior to May 15th and require that all work within the channel including temporary sediment control measure removal and channel restoration be completed by October 15th.

3. Install temporary diversion dams, settlement pools, or other measures prior to the start of any work within the channel of any stream or waterway.

4. Reseed with rye or equivalent grass prior to October 15 all areas disturbed by project construction that construction year.

5. Install those improvements needed to keep any concentrated run-off discharged from eroding the banks and bed of the drainageway involved.

6. Prohibit the installation of any new on-site improvements within 100 feet of the top of the banks of the main on-site drainageways present except for bridges, bridge approaches & utility lines running perpendicular to the channel, drainage facilities, and pumps. No more than two crossings of any stream shall be allowed.

7. Install all new road and/or utility crossings of the streams involved at right angles to the channel.

8. Place the inverts of all bridges/culverts henceforth installed below the current bottom elevation of the channel at the location in question.

9. Limit the removal of any existing riparian vegetation along the drainageway involved to the absolute minimum necessary to install the crossings, bridge approaches, utility lines and pumps involved. All areas disturbed by installation of these facilities shall be replanted.

10. Replant with trees, grasses, and shrubs the 10 foot(20-feet for the Napa River) strip of land along the top of both banks of the stream(s) involved.

11. Prohibit the deposition of any spoils generated by construction of all new/expanded wineries or winery-related facilities in the riparian zone along any drainageway, in any marsh or wetland, in any vernal pool, or in any other biologically sensitive area.

**Additional Needed Measures Identified by this Report.**

12. Prohibit, prior to the issuance of all necessary winery-related permits, the destruction of or damage to any critical habitat as a preliminary step to construction/expansion of a winery or winery-related facility on the site involved.

13. Direct the Napa County Conservation Development & Planning Department to complete their long-term project to up-date the County's Critical Habitat Maps and Riparian Habitat Maps and to henceforth maintain them in an up-to-date state.

14. Direct the Napa County Conservation Development & Planning Department to prepare an initial critical habitat evaluation for all winery development/expansion projects.

15. Require preparation of detailed habitat survey of all areas to be disturbed by implementation of all discretionary winery development/ expansion projects that involve ground disturbance within 100 feet of a critical habitat area or an area that is determined to be biologically sensitive. Any such evaluation shall be completed in cooperation with and approval of the State Department of Fish and Game.

16. Require development of a comprehensive critical habitat preservation plan for every winery-related project approved within 100 feet of a critical habitat area. Any such project shall be redesigned as needed to accommodate preservation of valuable habitat. Riparian easements and protection zones shall be established.

## 7. Cultural Resources

a. Impact. Additional damage to, and possible destruction of, the numerous archaeological sites, both recorded and unrecorded, that are present in the agriculturally-zoned portions of Napa County.

Mitigation. Implementation of the following 7 measures would completely mitigate the preceding impact:

**Measures Typically Imposed by the County.**

1. Require that a detailed archaeological field survey of all areas to be disturbed by implementation of all discretionary winery development/expansion projects that involve ground disturbance within 1000 feet of a recognized archaeological site or in an area that is determined to be archaeologically sensitive.

2. Redesign, as necessary, all discretionary winery development/ expansion projects to accommodate preservation of any important archaeological resources affected.

3. Require that all work in any area not monitored full-time by a qualified professional archaeologist is halted within 35 feet if concentrated artifactual materials (ie, worked stone, bone, charcoal, human remains, etc) are encountered.

**Additional Needed Measures Identified by this Report.**

4. Prohibit, prior to the receipt of all necessary winery-related permits, the destruction of or damage to any archaeological site as

a preliminary step to construction/expansion of a winery or a winery-related facility on the property involved.

5. Direct the Napa County Conservation Development & Planning Department to complete their long-term project to up-date the County's Archaeological Sensitivity Maps and to henceforth maintain them in an up-to-date state.

6. Direct the Napa County Conservation Development & Planning Department to prepare an initial archaeological resource evaluation for all winery development/expansion projects.

7. Extend the requirements enumerated under #1 and #3 above to all winery development/expansion projects.

b. Impact. Additional damage to, if not destruction of, the numerous historic features, both recorded and unrecorded, that are present in the agriculturally-zoned portions of Napa County.

Mitigation. Implementation of the following 8 measures would completely mitigate the preceding impact:

**Measures Typically Imposed by the County.**

1. Require that a detailed historical field survey of all areas to be disturbed by implementation of all discretionary winery development/expansion projects that involve a recognized historic structure/feature or an area determined as historically sensitive.

2. Redesign, as necessary, all discretionary winery development/expansion projects to accommodate preservation of any important historical resources affected.

3. Require that all work in any area is halted within 35 feet if concentrated historical materials (i.e., worked stone, glass, bottles, buried foundations, etc) are encountered.

**Additional Needed Measures Identified by this Report.**

4. Prohibit, prior to the obtaining of all necessary winery-related permits, the destruction of or damage to any historic structure/feature as a preliminary step to construction/expansion of a winery or winery-related facilities on the site involved.

5. Direct the Napa County Conservation Development & Planning Department to complete their long-term project to up-date the County's Historical Sensitivity Maps and to henceforth maintain them in an up-to-date state.

6. Require that the Napa County Conservation Development & Planning Department prepare an initial historic resource evaluation for all winery development/expansion projects.

7. Extend the requirements enumerated under #1 and #3 above to all winery development/expansion projects.

8. Adopt a Historic Preservation Ordinance that provides conditions and guidelines for the demolition and rehabilitation of historic structures.

## 8. Visual/Aesthetic Considerations

a. Impact. Degradation of the visual quality of Napa County through loss of vegetation, alteration of topography, blockage of views, and construction of structures that are more a statement of marketing strategy than a "visual fit" with the surrounding landscape.

Mitigation. Implementation of the following 13 measures would completely mitigate the preceding impact:

**Measures Typically Imposed by the County.**

1. Limit all exterior building and roofing materials used in all new/expanded wineries including window surface and framing materials to non-glare ones.

2. Screen from public and local private view all external mechanical/electrical equipment and utility hardware on roofs, buildings, and grounds.

3. Screen from public and local private view all unwalled equipment storage, aging, & warehousing areas, service yards, production areas, and distribution facilities.

4. Contour all new and expanded cut and/or fill slopes created that are visible from off-site in such a manner as to blend them into the adjoining natural hillsides.

5. Revegetate all new and expanded cut and/or fill slopes created with the same plants that are present on the adjoining hillsides. If this is not possible, trees shall be planted at strategic locations on-site to break-up the outline of the cut slope involved.

6. Prohibit placement of spoils piles within 300 feet of any public roadway or off-site residence.

7. Remove within one(1) year of grading commencement all spoils piles that are readily visible from a public road or off-site residence.

**Additional Needed Measures Identified by this Report.**

8. Adopt a Design Review Ordinance applicable to all new wineries and winery expansions.

9. Appoint a 5-7 member Design Review Board made up of design professionals (architects, landscape architects, planners, & engineers), representatives from the wine industry, agriculture, conservationist, and historical groups, and/or individuals with a general interest and background.

10. Develop and adopt design guidelines for all new/expanded wineries and winery-related facilities as listed on page ___.

11. Amend the DWDO to adopt the design standards and guidelines specified in #10 above as interim standards until a Winery Design Review Ordinance with related Winery Design Guidelines is adopted and becomes effective.

12. Designate sections of 4 state highways and 14 county roads as County Scenic Highways and impose specific conditions on development along them to protect the visual quality within their view corridors.

13. Amend the DWDO to impose an interim winery roadway centerline setback from major arterials of 1000 feet and a interim winery separation requirement of 2500 ft.

## 9. Public Safety

a. Impact. Exposure of new and existing users of roadways within Napa County to increased life and property hazards from traffic accidents.

Mitigation. Implementation of the following 13 measures would completely mitigate the preceding impact.

**Measures Typically Imposed by the County.**

1. See Mitigation Measures D2(a)(1,2,22,23,24).

2. Place/relocate the driveway to all new/expanded wineries at a location where at least 450 feet of unobstructed sight distance exists in both directions along the public or common private roadway involved. Where this is impossible, install left-turn lanes with associated acceleration and deceleration tapers.

3. Require that the driveway installed be at least 20 feet wide along its entire length.

4. Require that the first 300 feet of driveway off the public or common private roadway involved be paved.

5. Set back all gated entranceways henceforth installed at all new/expanded wineries far enough to provide adequate stacking distance outside the public right-of-way for at least 3 cars. The entryway design selected shall permit a Mobile Home Design Vehicle upon coming to the gate when it is closed to turn around without backing up.

6. Modify the design of existing gated entranceways at present wineries that are henceforth expanded to provide adequate stacking distance for at least three cars <u>off the paved portion of the road</u> and turn around room for at least one <u>car</u>.

7. Provide adequate facilities <u>on-site</u> for the loading, unloading, and turn-around of all delivery trucks serving all new/expanded wineries.

8. Schedule, to the greatest extent feasible, the pickup and delivery of grapes, supplies, and wines outside the hours the new/expanded winery is open to the general public.

**Additional Needed Measures Identified by this Report.**

9. See Mitigation Measure D2(a)(16).

## <u>10. Community Services</u>

<u>a. Impact</u>: Increase in demand for fire protection and emergency medical services as a result of the increased amount of building space present and the increased number of people involved.

Mitigation: Implementation of the following 6 measures would completely mitigate the preceding impact:

**Measures Typically Imposed by the County.**

1. Install at all new/expanded wineries a water supply system acceptable to and approved by the Napa County Fire Chief.

2. Install at all new/expanded wineries at least one fire hydrant.

3. Install at all new/expanded wineries monitored smoke detector systems. In processing areas, monitored heat detectors may be substituted for the smoke detectors required.

**Additional Needed Measures Identified by this Report.**

4. Adopt a "Fire Protection Impact Fee" in accordance with AB 1600. The fee shall be charged to new wineries, expanded wineries, and other commerical and residential development within the County. Revenue from the fee shall be returned to the local fire protection agency for the purpose of purchasing needed facilities and equipment.

5. Increase the Special District Augmentation Fund monies provided to the Napa County Fire Department and to any other fire protection agencies who have their operations substantially impacted by future winery development.

6. Adopt an annual fire service fee applicable to all new/expanded wineries.

b. Impact. Increase in the demand for disposal by the Napa Sanitation District of the waste pumped from winery septic tanks (i.e., septage).

Mitigation. Implementation of the following 2 measures would completely mitigate the preceding impact:

**Measures Typically Imposed by the County.**

None.

**Additional Needed Measures Identified by this Report.**

1. Increase the septage disposal fees charged by the NSD sufficiently to fund the modifications needed to the Napa-American Canyon

Wastewater Treatment Plant to adequately handle the septage from all new/expanded wineries.

2. Require testing of winery septage disposed at the Napa-American Canyon Wastewater Treatment Plant for regulated materials and provision of a data sheet with each load of the waste delivered specifying the materials used at that winery.

c. Impact: Increase in the demand for solid waste disposal at the County's three sanitary landfill sites.

Mitigation: Implementation of the following 3 measures would partially mitigate the proceeding impact:

**Measures Typically Imposed by the County.**

None.

**Additional Needed Measures Identified by this Report.**

1. Require that all new/expanded wineries develop and submit a recycling plan with their Use Permit application.

2. Require that all new/expanded wineries separate waste materials by ability to degrade prior to delivery to a landfill.

3. Require that to the greatest extent feasible all new/expanded wineries dispose of their pomace through vineyard or soil application. Organic wastes shall be handled promptly to avoid putrifaction.

d. Impact. Increase in demand for low and moderate housing.

Mitigation. Implementation of the following measure would partially mitigate the proceeding impact:

**Measures Typically Imposed by the County.**

None.

**Additional Needed Measures Identified by this Report.**

1. Adopt an in-lieu housing fee applicable to all new/expanded wineries to assist the County and cities provide affordable housing.

## 11. Water Resources

a. Impact: Small but cumulatively significant depletion of local groundwater supplies.

Mitigation. Implementation of the following 4 measures would completely mitigate the preceding impact:

**Measures Typically Imposed by the County.**

None.

**Additional needed Measures Identified by this Report.**

1. Prohibit construction of new or the expansion of existing wineries in "groundwater-overdraft" areas and on sites that are "critically groundwater-short" unless a water source not drawing on groundwater supplies is found.

2. Require that water conservation programs be developed and implemented for all new/expanded wineries.

3. Require that to the greatest extent feasible all new/expanded wineries implement water reclamation/re-use programs. Said programs shall, were possible, include use of reclaimed water for landscape irrigation and vineyard frost/protection/irrigation.

4. Require that to the greatest extent feasible all new/expanded wineries use drought-resistant native plants in their landscaping if reclaimed wastewater is not used for landscape irrigation.

## E. ALTERNATIVES

Five alternatives to the proposed project are discussed in the Alternatives Comparison Section (Section VII) of this document.

**Alternative A**, the "No-Project Alternative", involves maintenance of the status quo. The DWDO would not be adopted and future winery development would occur under present regulations. This course of action would be less environmentally damaging than adopting the DWDO as currently drafted. However, implementation of this alternative does not meet the stated objectives for the winery definition ordinance, for it would still permit future winery development to substantially damage the environment.

**Alternative B**, the "No Growth Alternative", involves adoption of regulations that would prohibit the development of any new wineries, or expansions thereof, anywhere in Napa County. This alternative would completely reduce environmental damage produced by future winery development. However, it would also adversely affect the viability of the wine industry, and thereby be inconsistent with the County's General Plan.

**Alternative C** would amend the DWDO to prohibit new or expanded visitor facilities and promotional events on agriculturally-zoned land. The commerical zones of the County (CN and CL) would be expanded to allow these essentially commercial activities.

**Alternative D**, the Winery Overlay Zone Alternative, would amend the DWDO to prohibit new or expanded wineries, visitor facilities, or promotional events in the agricultural zones of the County.

The General Plan would require amendment to designate specific areas of the County which are appropriate for the overlay zone. Requirements should be:

Adequate water supply
Waste water treatment capacity
Access roads with available capacity
Adequate buffers from residential/urban uses.

Under this alternative, the extent of winery development would be the same as under the DWDO, but it would be restricted to geographical areas where constraints are substantially less, and so impacts would be substantially less. The success of this alternative in decreasing environmental impacts is dependent upon the care taken in locating parcels suitable for Winery Overlay Zoning.

If new commercial areas were extensive, it is possible that a General Plan amendment would be required. Concentration of visitor serving facilities and promotional events in commercial areas will concentrate impacts in that location, thereby freeing agriculture areas from these impacts. The success of this alterntaive is decreasing environmental impacts is dependent upon the care taken in possible future Rezonings.

**Alternative E**, the "Mitigated DWDO Alternative", calls for approval of an amended DWDO containing all the mitigation measures identified in this report or their equivalents. In addition, adoption of an interim annual limit on the number of new wineries built and winery expansions constructed is proposed. This growth limitation would remain in effect until all the mitigation measures are contained in this document are implemented. Alternative B would minimize the environmental damage produced by further winery development.

Alternative E includes the Interim Measures:

- Until all mitigation measures are fully developed and adopted, the County shall adopt an interim growth policy of no more than nine new wineries, or expansion of existing facilities, per year. Expansion for the purpose of increasing wine production capacity is not limited under this policy.

- During this time, no new or expanded non-agricultural uses shall be approved.

- During this time, setbacks along major arterials shall be 1,000 feet and separation between new and existing wineries shall be 2,500 feet.

# II. PROJECT DESCRIPTION

## A. LOCATION

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

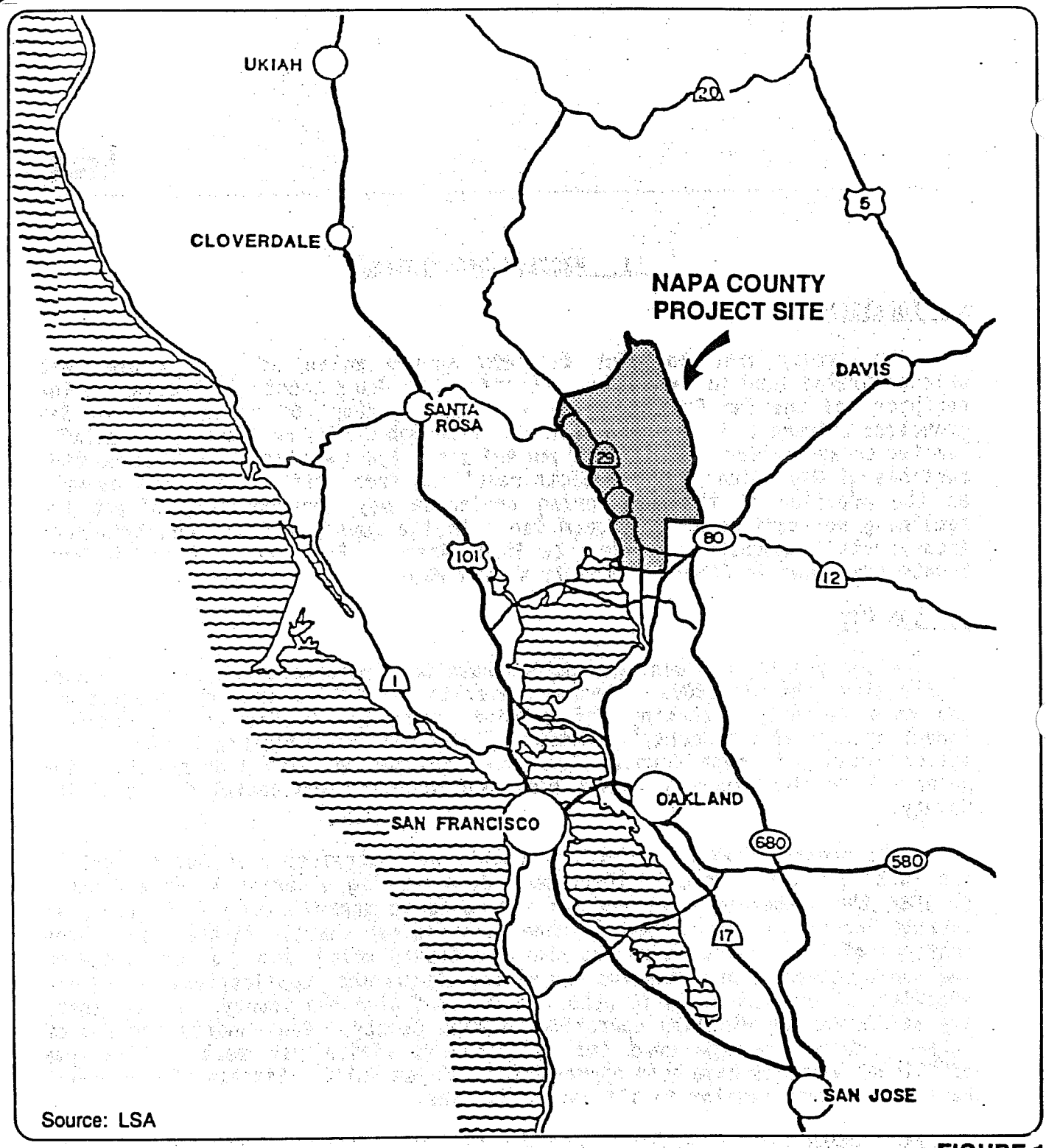
## B. CONTEXT

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

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

## C. BACKGROUND

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




Source: LSA

**FIGURE 1**

**REGIONAL LOCATION**

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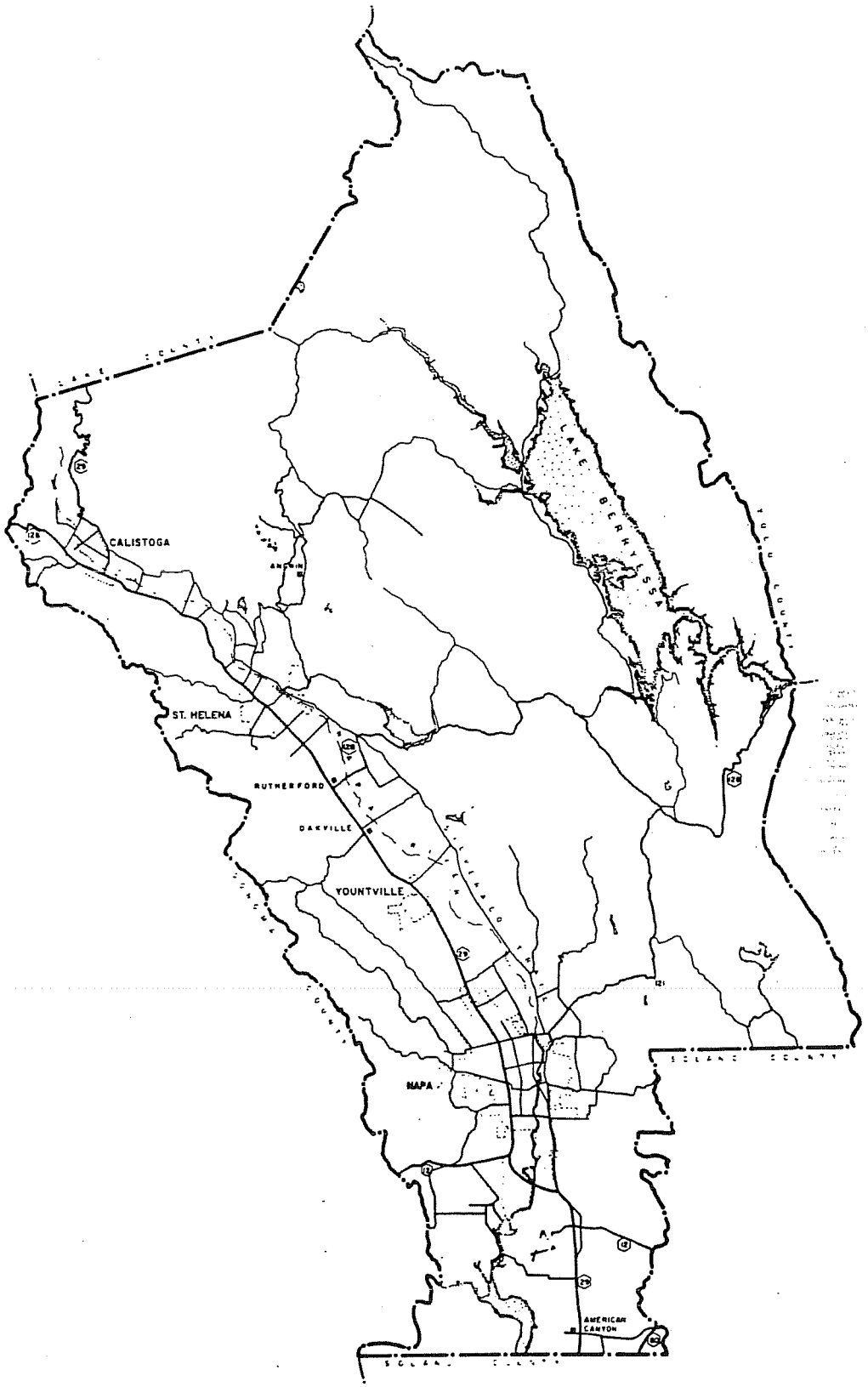


Source: NAPA COUNTY

FIGURE 2

SCALE IN MILES

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STUDY AREA

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