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Planning, Building & Environmental Services

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Director

MEMORANDUM

To:	Planning Commission	From:	Kirsty Shelton, Planner
Date:	March 21, 2013	Re:	Stags Leap Winery P12-00110 Categorical Exemption Determination Use Permit Modification

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA), the Planning Division has prepared this environmental evaluation of the proposed Stag's Leap Winery Use Permit Modification (File No. P12-00110-MOD).

This project is located on a 10.7 acre parcel at the base of the eastern Stags Leap hillside. The parcel includes a historic winery, two historic stone homes built circa 1890, and five cottages built circa 1920 all which qualify as a historically significant district as per the Secretary of State standards. This proposal is to convert the manor house bed and breakfast to winery tasting and offices. The only physical alterations proposed to the structure is a new Americans with Disability Act (ADA) ramp and entry door, which has been reviewed by a qualified historian and found to be consistent with the Secretary of State interior standards for rehabilitation. Although not a part of this action a separate proposal for a Certificate of Legal Nonconformity to recognize the multiple residences existing beyond what the current Zoning allows is a condition of use permit approval. It will be acted upon administratively or by the Zoning Administrator at a future time when a building permit is requested. Further, this action if approved will abandon the residential and associated bed and breakfast use within the Manor House.

The proposal includes a new underground fire suppression system, an ADA compliant pathway, and outdoor ADA compliant restroom with no intensification of use. Staff recommends that the Commission find the project Categorically Exempt from the provisions of CEQA, based on the rationale provided herein, and as supported by the Historical Analysis included in the project staff report and administrative record for the project.

Because the number of vehicle trips associated with the residence and operating bed and breakfast equals the additional visitation proposed by this application it is evaluated as not a discernible change. As per the Traffic Informational Report performed by Crane Transportation dated March 19, 2013 which was based on actual traffic counts, the proposal will result in a 7% reduction of average daily trips and at the most an increase of 3% during harvest on a peak afternoon Saturday traffic. According to Napa County Traffic Engineer, the section of Silverado Trail at which this driveway intersects functions at a Level of Service (LOS) C for peak hour on a typical weekday and a LOS D for peak hour during crush. LOS C is

the goal for most rural highways and LOS D describes decreasing free-flow levels with speeds slightly decreasing as the traffic volume slightly increases. The cumulative traffic associated by this traffic is anticipated to continue to operate at the same level of service and not considered a significant impact.

The CEQA Guidelines include a list of classes of projects which the State has determined do not have a significant effect on the environment and thus are exempt from CEQA. If a project fits into one or more of these classes, it is categorically exempt from CEQA. Based upon staff's analysis of the project and related studies, staff has concluded that the project is exempt from CEQA pursuant to one or more categorical exemptions discussed below.

Section 15303, Class 3 exemption consists of "construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure."

The new entrance door, outdoor restroom, fire suppression alarm, and accessibility ramp qualify as a Class 3 exemption. The abandonment of the residential bed and breakfast and the new commercial tours and tastings qualify as the conversion of one use to another. The improvements have been analyzed by a qualified historic architect and the intensity has been evaluated based on Napa County standards to have no impact based on the number of car trips removed from the bed and breakfast use and the inclusion of one new employee and 30 additional visitors per day.

Section 15304, Class 4 exemption consists of "minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature scenic trees except for forestry and agricultural purposes."

The proposed ADA pathway (210 linear foot of a 5' pathway) and the underground fire suppression pipelines (900 linear feet of 8" pipeline) qualifies as a Class 4 exemption because there is minimum grading.

Section 15331, Class 31 exemption consists of "projects that follow standards for rehabilitation contained within the Secretary of the Interior's Standards for the treatment of historic properties are exempt."

As per the report provided by Architectural Resources Group dated March 13, 2013, a qualified historic architect determined that the improvements proposed are consistent with the standards provided by the Secretary of the Interior for the treatment of remodeling historic buildings.