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Planning, Building & Environmental Services

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Hillary Gitelman
Director

MEMORANDUM

To: Planning Commission	From: Linda St. Claire, Planner
Date: May 21, 2013	Re: Dunn Vineyards Use Permit P12-00199 Categorical Exemption Determination Assessor's Parcel No. 018-180-040-000

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Quality Act (CEQA), the Planning Department has prepared this environmental evaluation for the proposed Dunn Vineyard Use Permit (File No. P12-00199).

State CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, Class 3 includes the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

In addition to the exemptions found in the State CEQA guidelines, Appendix B of Napa County's Local Procedures for Implementing the California Quality Act includes Class 3, New Construction or Conversion of Small Wineries which meet the following criteria:

- a) Are less than 5,000 square feet in size excluding caves;
- b) Will produce less than 30,000 gallons of wine per year;
- c) Will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place;
- d) Will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; AND
- e) Will hold no temporary events.

The Dunn Vineyards proposal would convert an existing 5,000 gallon per year Small Winery Exemption with no visitation or marketing events to a 20,000 gallon per year winery with visitation (no marketing plan) and recognize and upgrade existing improvements including: an outdoor uncovered crushpad (1,900 square feet), winery production areas (2,050 square foot), caves (6,000 square feet) and a wastewater system, including two full-time and one part-time employees and a small visitation program of a maximum of twenty persons per week by appointment only. Napa County traffic standards utilize a ratio of 2.6 person per car and therefore twenty visitors per week will generate a maximum of eight cars per week, thus meeting the Local CEQA criteria in c) above, and meets the Categorical Exemptions discussed above.