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**Planning, Building & Environmental Services**

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**Hillary Gitelman**  
Director

To: Planning File	From: Sean Trippi
Date: July 30, 2013	Re: Cliff Lede Vineyards CEQA Determination Use Permit Modification (P13-00116) APN: 031-220-023

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 Cliff Lede Vineyards Use Permit Modification (File No. P13-00116).

The Planning, Building and Environmental Services Department has received a request to modify previous use permit approvals for the Cliff Lede Vineyards winery to allow an increase annual production from 80,000 gallons to 120,000; convert approximately 1,086 sq. ft. of an existing 1,900 sq. ft. mechanical/storage building to winery production use; and, allow on-premise consumption pursuant to the Evans Bill (AB2004). There is no increase to the number of employees, visitors for tours and tastings, or visitors for marketing activities. The proposed production increase would result in an additional 2.7 truck trips annually, 2.1 for grape on-haul during the 36 day per year associated with crush activities and 0.6 for additional supplies. The existing onsite wastewater system for process and domestic waste has the capacity to accommodate the production increase, and the additional water use is within the winery’s water allocation from the Town of Yountville. Other than the minor alteration of an existing structure, no physical improvements to the winery or site are proposed.

Therefore, based on the project description the Department has determined that the project will not have a significant effect on the environment and is **Categorically Exempt** from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, which exempts minor alterations to existing facilities, and Section 15303, Class 3, which exempts the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.