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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: August 19, 2013

Re: Cosentino Winery Minor Modification P13-00058
Categorical Exemption Determination
Assessor's Parcel No. 027-540-013-000

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 Cosentino Minor Modification (File No. P13-00058).

The Cosentino Winery Modification includes the construction of a 2,754 square foot patio with landscape improvements including a water feature, a fireplace, a sound wall, and seating adjacent to the east side of the winery. The proposal also includes replacing landscaping in the front setback with water efficient landscaping, replacing the winery sign with a like sized sign, re-surfacing and re-striping the parking lot and access sidewalk, and allowing on-site consumption of wine in accordance with AB2004. No changes are proposed to the annual production, visitation, marketing, number of employees, or hours of operation.

State CEQA Guidelines Section 15301, Existing Facilities includes minor alterations of an existing public facilities involving negligible expansion of use beyond that existing at the time of our determination, Section 15303, New Construction of Conversion of Small Structures, Class 3 includes new construction of accessory structures to include a patio, where only minor modifications are made in the exterior of the structure, & Section 15304, Minor alterations to the land which includes replacement landscaping with water efficient landscaping.

Under Section 15300.2 of the California Environmental Quality Act, Class 3 or 4 exemptions cannot be used if environmental sensitivities exist at the site. Furthermore, there will be no cumulative impacts. The project is not increasing traffic, visitation or production. The proposed 2,754 square foot patio is equivalent in size to a single family residence and constructed in an area which is currently landscaped with turf. The turf will be replaced with water efficient landscaping, thus reducing the water use. There are no environmental sensitivities identified on the site. Therefore, these exemptions are appropriate and this proposal meets the Categorical Exemptions discussed above.