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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: September 12, 2013

Re: Fantesca Winery Use Permit Modification P13-00080
Categorical Exemption Determination
Assessor's Parcel No. 022-250-008-000

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 Fantesca Modification (File No. P13-00080).

The Fantesca Winery Modification includes changes to visitation, allowing tours and tastings by appointment only for 18 persons per week, a modification to the marketing plan, a change in the hours of operation, recognizing an existing crushpad, increasing employees, utilizing an area outside of the cave for marketing events, allowing on-site consumption of wine in accordance with AB2004, realigning the access road, constructing an entry structure and gate, and granting an exception to the road and street standards to allow for a reduced driveway width at two locations and a slope of 25% at one location of an existing driveway. No changes are proposed to the annual production.

State CEQA Guidelines Section 15301, Existing Facilities includes minor alterations of an existing facility involving negligible expansion of use beyond that existing at the time of our determination. This section includes road grading for the purposes of public safety, which is included in the proposal for this project.

Section 15303, New Construction or Conversion of Small Structures, Class 3 includes conversion of accessory structures and street improvements. The proposal includes changes to an existing winery that include utilizing the existing area outside the cave for marketing events and road improvements.

Under Section 15300.2 of the California Environmental Quality Act, a Class 3 (Section 15303) exemption cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. The project is not increasing production. The proposed changes to the roadway will improve the circulation. There are no environmental sensitivities identified on the site. The changes to the visitation, marketing and employee counts are minimal and do not create a cumulative impact. Therefore, these exemptions are appropriate and this proposal meets the Categorical Exemptions discussed above.