MEMORANDUM

|  |
| --- |
| To: Planning Commission From: Shaveta Sharma, Planner |

|  |
| --- |
| Date: January 15, 2014 Re: Paradigm Winery Use Permit  Major Modification P13-00298  Categorical Exemption Determination  Assessor’s Parcel No. 027-540-003 |

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 Paradigm Winery Use Permit Major Modification (File No. P13-00298). The Paradigm Winery proposal would increase visitation from 15 visitors per week to 120 per week. No other physical changes, construction or increase in employees or production is proposed. Because of the modest change, the Planning Department finds the project to be categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15301 [See Class 1 (“Existing Facilities”)]; Section 15303 [See Class 3 (“New Construction or Conversion of Small Structures”)]; and Section 15304 [See Class 4 (“Minor Alterations to Land”)], which may be found in the guidelines for the implementation of the California Environmental Quality Act and see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B; and, Section 15061(b)(3), General Rule, where there is no potential for causing a significant environmental effect, Section 15301 (existing facilities) and Appendix B of Napa County’s Local Procedures for Implementing the California Environmental Quality Act includes Class 3, New Construction or Conversion of Small Wineries which meet the following criteria:

1. Are less than 5,000 square feet in size excluding caves;
2. Will produce less than 30,000 gallons of wine per year;
3. Will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place;
4. 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
5. Will hold no temporary events.

The Paradigm Winery proposal would result in an additional 105 visitors per week. The additional visitation would occur in existing facilities. Napa County traffic standards utilize a ratio of 2.6 person per car and therefore 20 visitors per day will generate a maximum of 16 cars per day, thus meeting the Local CEQA criteria above, and meet the Categorical Exemptions discussed herein. The Level of Service for Saint Helena Highway in the vicinity of the Winery is “F” and there would be no discernible change in traffic patterns. By comparison, a single family home typically generates 10 trips per day. Likewise the modest increase in visitation will not noticeably increase noise impacts as the closest off-site residence is 405 feet away. No other resources would be impacted by the proposal.