MEMORANDUM

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| To: Planning Commission From: John McDowell, Deputy Planning Director |

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| Date: May 6, 2015 Re: The Wright Corner Modification (P14-00022-MOD)  Categorical Exemption Determination  Assessor’s Parcel No. 047-110-017 |

Pursuant to Section 303 of Napa County’s Local Procedures for Implementing the California Quality Act (CEQA), the Planning Division has prepared this environmental evaluation for the proposed Wright Corner Use Permit Major Modification (File No. P14-00022-MOD). This use permit modification request will expand the allowed uses within a newly refurbished 1,440 sq. ft. building previously approved for furniture storage and shop use by adding art display/sales and a tourist serving bicycle rental/touring staging area with tour service dispatch for two luxury cars. Prepackaged food and ancillary retail, such as cycling apparel, sunscreen, sunglasses, etc. would be offered as well. Staff is recommending approval of the project with conditions of approval. The additional uses, although triggering a major use permit modification under County Code are minor in scale and result in no potential for impact to the site or surrounding area. A previously approve and existing adjacent 1,900 sq. ft. furniture store buidling will not be altered as a result of this request. Staff is also recommending updating prior conditions of approval to remove the requirement for pavement widening, curb, gutter and sidewalk along both public right of way frontages.

The full extent of land area subject to this use permit modification has previously been developed with a furniture store with associated parking lot in the mid-1980’s, although the business has been shut down for many years. The buildings and site improvements were in a state of decay until the current property owners acquired the site within the last two years and commenced refurbishment of the property in a manner consistent with the valid furniture store use permit issued in 1983 (U-348283). The owners have also neared completion of a single family residence that was commenced in the 1980’s but never finished.

In considering the property for potential environmental impacts, the state of the existing improvements were factors in determining that the currently proposed discretionary project qualifies as categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The 1983 use permit was implemented for a period of time before the furniture store closed and sat vacant for many years (approximately 20 years). In accordance with State law, the use permit however remained in full force and beneficial occupancy of the site was never relinquished. As such, no discretionary action was required by the County or any potential Responsible Agency in order for the furniture store use to reopen in a substantially conforming to the approved use permit. Prior to the submit of this currently pending use permit modification, the property owner commenced rehabilitation of the buildings and site improvements but has yet to reopen the furniture store for business.

The Planning Division finds that the project qualifies for adoption of a Categorical Exemption pursuant to the CEQA Section 15303(c), Class 3, which exempts conversion of small structures including stores, motels, offices and restaurants or similar commercial structures less than 2,500 sq. ft. in floor area. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.  
  
The project consists of minor changes in tenancy to an existing 1,490 sq. ft. building and minor site improvements at a previously approved commercial use on a commercially zoned property that has been graded and disturbed. In the event this use permit modification is not approved or implemented if approved, then the currently entitled and existing furniture warehouse/shop use will continue. The project results in no potential for significant environmental effects.

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 involves conversion of an existing commercial building to new commercial uses resulting in only nominal changes in the amount of water, sewage and vehicle trips to the property. No improvements to the existing private well water supply or on-site septic system are required to implement the proposed change in use. Total daily vehicle trips for all uses on site are projected at 34 trips, of which the proposed bike rental and art gallery use would by 12 of those daily trips. This low level of traffic generation has no potential to discernably change the traffic volumes of congested road segments in the generally vicinity of the project. The project site has been previously developed and contains no sensitive biotic resources. The existing buildings are not historic resources. There are no hazardous waste sites, nor historic resources identified on the site. As such, use of the Class 3, Section 15303 exemption remains applicable.