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**Planning, Building & Environmental Services**

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**David Morrison**  
Director

MEMORANDUM

To: Planning Commission From: Dana Ayers, Planner III

Date: April 24, 2015 Re: Leaf and Vine Winery CEQA Determination  
Use Permit Application P14-00403  
190 Camino Oruga, Suite 24, Napa County  
Assessor's Parcel No. 057-270-008

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 Leaf and Vine Winery Use Permit Application (File No. P14-00403).

Leaf and Vine is a proposed wine production and retail sales facility within a 3,561 square foot tenant space of a 16,912 square foot, multi-tenant condominium building. As proposed, the winery would include: 1) an annual production capacity of 18,500 gallons; 2) four full-time and two part-time employees; 3) daily operations between the hours of 6:00 a.m. and 10:00 p.m., with visitation limited to the hours between 10:00 a.m. and 6:00 p.m.; 4) a tasting room with visitation by appointment only, with expected attendance of up to 30 guests per day and no more than 135 visitors per week; 5) five, 30-person marketing events per year, plus one, 50-person marketing event per year, with catered food at all events; and 6) a hold and haul system for process wastewater. The City of American Canyon and the Napa Sanitation District will provide treated water service and sanitary sewer service to the site, respectively. The tenant space at 190 Camino Oruga, Suite 24, is on a 1.67-acre site that is west of North Kelly Road and north of State Route 12, in the GI:AC (General Industrial: Airport Compatibility Combination) District.

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. CEQA Guidelines Section 15301 (Categorical Exemption Class 1, Existing Facilities) exempts from CEQA those projects that include use of, interior or exterior building alterations to, and small additions to existing structures when the site is served by public services and is not in an environmentally-sensitive area. Section 15303 of the CEQA Guidelines (Categorical Exemption Class 3, New Construction or Conversion of Small Structures) also exempts from CEQA those projects that involve a change in use of an existing small structure, where only minor modifications are made to the exterior of the structure. Under CEQA Guidelines Section 15300.2, a Categorical Exemption cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts.

The proposed winery would use 4,166 square feet (including mezzanine level and hold and haul tank pad) inside of and adjacent to a tenant space within an existing light industrial building that was constructed in 1991; would produce up to 18,500 gallons annually; and would have five marketing events per year for 30 people, plus one annual wine auction event for 50 people. Inside the tenant space, a portion of the concrete floor would be removed to facilitate installation of a floor drain for process wastewater; outside the tenant space, a 267 square foot concrete pad would be installed as a foundation for a new, 10,000-gallon holding tank for process wastewater. The proposed project would not result in expansion of the building footprint, and the site of the proposed winery is

surrounded by public roadways and other industrially-developed properties, such that it is not in an area of sensitive habitat and would not interfere with views of scenic corridors. There are no designated historic structures on or adjacent to the property, and the site of the proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

The proposed winery would be expected to generate approximately 14 daily trips on a weekday and up to 40 trips on a Saturday during crush. Accounting for four full-time employees and occasional employment of part-time staff, an estimated 4.8 of those daily trips would occur during the weekday evening peak hour and 13.4 would occur during the Saturday peak hour. These trip estimates are based on the maximum anticipated daily attendance (30 people) for visitation, without any adjustment for pass-by trips (i.e., joined trips that include multiple destination points). Traffic counts taken by the California Department of Transportation in 2013 indicate the traffic volume at the Highway 12/Kelly Road intersection averaged as many as 33,500 annual daily vehicle trips. With an estimated 40 vehicle trips a day under a “worst case” scenario, this proposed project would contribute less than one-fifth of a percent to the traffic levels on the proximate, high-capacity roadways and intersections; thus, cumulative impacts to traffic would be less than significant. As conditioned, the applicant would be required to pay traffic fees that would be used to fund additional roadway improvements and mitigate the impacts of his specific project.

The applicant is proposing to use hold and haul services for winery process wastewater, necessitating the installation of the 10,000-gallon holding tank referenced above. The City of American Canyon and the Napa Sanitation District will provide water and sanitary sewer services, respectively, to the existing building. The applicant has obtained will-serve letters from both agencies, with conditions that include payment of applicable fees and installation of low-water use fixtures inside the tenant space.

Based on the proposed project as described above, the Leaf and Vine Winery Use Permit meets the criteria for eligibility as a Class 1 and Class 3 Categorical Exemption from CEQA.