

“D”

CEQA Memo



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To:	Planning Commission	From:	Jason R. Hade, AICP, Planner III
Date:	October 19, 2016	Re:	McVicar Vineyards #P15-00020 Categorical Exemption Determination Assessor Parcel #034-160-008

Background

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 McVicar Vineyards Winery Use Permit Application (File No. P15-00020).

The project proposes:

Approval of a use permit (#P15-00020) to establish a new 20,000 gallon per year winery with the following components:

- (a) The conversion of an existing 1,131 square foot building for winery production to include a 300 square foot tasting room and 831 square foot production area;
- (b) The construction of a 600 square foot covered crush pad and 800 square foot patio;
- (c) Installation of six parking spaces;
- (d) The construction of a new pipe connection from the proposed crush pad area to the existing waste processing system;
- (e) Seven (7) full time employees;
- (f) Hours of operation:
 - Production, 8:30 am to 5:00 pm;
 - Hospitality, 10:00 am to 6:00 pm;
- (g) Visitation would be a maximum of 12 visitors per day; maximum 84 visitors per week;
- (h) A Marketing Program: 10 events per year for a maximum 30 guests (all Marketing events would be catered).

Existing Setting

The project is located on a 7.5-acre parcel on the west side of Solano Avenue. The General Plan land use designation is Agricultural Resource and is within the Agricultural Preserve (AP) zoning district; 6155 Solano Avenue, Napa; APN: 034-160-008.

Development on the property includes: a winery building; a waste disposal system; a well; two 85 gallon water tanks; and approximately 6.75 acres of vineyards. Access to the property is from Solano Avenue via a paved

driveway. There is one residence near the project site to the east across State Highway 29, approximately ±525 feet.

Past Approvals

A small winery exemption (SW-188889) was approved for the subject site on October 11, 1988 permitting a maximum production capacity of 20,000 gallons per year. That permit was subsequently determined used as of January 1990.

CEQA Exemption Criteria and Analysis

Because of the minimal construction and limited operations, the Planning Division finds the project to be categorically exempt from the California Environmental Quality Act ("CEQA") under Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Appendix B of Napa County's Local Procedures for Implementing the California Environmental Quality Act under Class 3: New Construction or Conversion of Small Structures, #10 for the construction and operation of small wineries, other agricultural processing facilities, and farm management uses that:

- (a) are less than 5,000 square feet in size excluding caves;
- (b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet with all of the excavated cave spoils to be used on site;
- (b) will produce 30,000 gallons or less per year;
- (c) will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place;
- (d) 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**
- (e) will hold no temporary events.

a) are less than 5,000 square feet in size excluding caves.

Response: The project proposes the conversion of an existing 1,131 square foot building to winery production and tasting uses. The project also proposes the construction of a 600 square foot covered crush pad. Therefore, the ultimate proposal proposes a total 1,731 square feet for purposes of a winery.

b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet with all of the excavated cave spoils to be used on site.

Response: There is no proposal for caves on this project site.

b) will produce 30,000 gallons or less per year.

Response: The applicant proposes to produce up to 20,000 gallons/year.

c) will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place.

Response: According to the County of Napa's Winery Traffic Information/Trip Generation Sheet, the proposed project's daily traffic volumes and weekday peak hour trips have been calculated to be: 12.61 daily vehicle trips with 4.6 trips occurring during the PM peak hour (4:00 PM – 6:00 PM), on weekdays;

10.19 daily vehicle trips with 5 trips occurring during the PM peak hour (3:00 – 4:00 PM), on weekends. However, because the application represents the expansion of an existing use, the 5 PM peak hour trips are not all new trips and would therefore be less than 5 PM peak hour trips. The infrequent marketing event trips, which would occur outside peak periods, would result in an estimated 31.4 trips for the single largest event.

Based upon the County Traffic Information/Trip Generation Sheet and Traffic Impact Report described above, the project would generate less than 40 trips per day and 5 peak hour trips.

- d) 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.

Response: The project proposal requests to host a maximum of ten (10) Marketing Events per year for a maximum of 30 guests.

- e) will hold no temporary events.

Response: No temporary events are proposed as part of the project.

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. According to the County's resource maps, there are no environmental sensitivities, scenic resources, hazardous waste sites, nor historic resources identified on the site. The conversion of the existing small structure from one use to another is a minimal modification of the structure and the proposed visitation and marketing would not create a cumulative significant traffic impact. With the location of the closest receptor residence ± 525 feet away, potential noise impacts from periodic bottling activities would have a less than significant impact on local residences. Recent noise studies of bottling activities measured 630 feet from the activity itself found the noise levels to be 36 dBA. (Paul Hobbs - Nathan Coombs Winery Environmental Noise Assessment, Illingworth & Rodkin, Inc, June 25, 2016). The noise studies further state that such point source sound levels are reduced with distance in accordance with the "inverse square law", which yields a six (6) dB sound reduction for each doubling of the distance from the source.

Based upon the measurements and calculation stated in that study, the receptor residence located ± 525 feet away, the noise level for the bottling activity at the adjacent residence would be approximately 2 decibels more than the measured 36 dBA noise level 630 feet from the bottling line, or 38 dBA. Additionally, the proposed 10 marketing events for up to 30 people would generate vocal noise (amplified music would be prohibited). But, by using the noise measurements taken at a winery event with an attendance of 100 people (plus background music) in the previously mentioned report, 38 dBA at 600 feet, it can be calculated that at a 525 foot distance, the noise level for an event would be 1 dB higher, or 39 dBA. The calculated noise levels do not exceed the County's Noise Ordinance "Exterior Noise Limits" at the nearest residence (45dBA).

Therefore, based upon the above analysis there is no reasonable possibility that the project would have a significant effect on the environment, or damage scenic resources because there will be only minor changes to the existing structure and any noise generated by the project would not exceed the levels established by the County Noise Ordinance.

Based upon the project's compliance with the criteria established for a small winery and based upon the above indicated determination indicated above regarding significant impacts, it can be determined that this proposal meets the Categorical Exemption discussed above, and the project is exempt from CEQA.