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CEQA Memorandum



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Planning, Building & Environmental Services

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David Morrison
Director

MEMORANDUM

To:	Planning Commission	From:	Charlene Gallina, Supervising Planner
Date:	April 4, 2018	Re:	Safeway Open Modular Suite – Use Permit Modification P17-00087 & Conservation Regulation Exception Categorical Exemption Determination Assessor Parcel #060-010-001

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 Safeway Open Modular Suite Use Permit Major Modification and an Exception to the Conservation Regulations.

Project Request

Approval of a Major Modification to the existing Silverado Resort & Spa Use Permit to authorize retention of a previously installed 1,600 square foot (40'X40') modular suite for remaining period of three years from 2018 to 2020 to serve as an unoccupied modular suite except for event days during those three years. During the seven event days of the Safeway Open PGA Tournament held in October of each year, this modular suite would be used for assembly purposes within the building's capacity as a hospitality venue, subject annually to the County of Napa's Site Plan approval process. The request also includes an exception to the Napa County Conservation Regulations (County Code Chapter 18.108), in the form of a Use Permit, to allow this structure to encroach into the minimum required 55-foot stream setback from the top of bank of Milliken Creek – West Fork blue line stream (as defined in County Code Section 18.108.030). In November 2020, the modular suite would be removed and the area would be restored to its original condition, which consists of the planting of manicured grass as part of the 18th Hole.

Existing Setting

The proposed project is located on a 278.73-acre parcel, specifically between the 18th Hole of the North Golf Course and the cart path directly across from the cart staging area of the Clubhouse, within the Planned Development (PD) zoning district; 1600 Atlas Peak Drive, Napa, Ca; APN: 060-010-001.

The existing development on the property includes the Silverado Resort & Spa consisting of the clubhouse, golf proshop and Grill restaurant/lounge, a cart staging area, the Mansion Building (Ballroom, Conference

Rooms and Mansion Gardens) for meetings and events, two golf courses and a driving range, the Silverado Market & Bakery, a resort pool, tennis facilities, and parking. The facility is directly accessed off Atlas Peak Road. The immediate vicinity is surrounded by existing condominiums that are used for short-term rentals to the Resort, as well, a permanent housing.

CEQA Exemption Criteria and Analysis

Article 19 of the State CEQA Guidelines establishes a list of classes of projects that are categorically exempt from the provisions of CEQA, including Guidelines Section 15303 (Categorical Exemption Class 3 New Construction or Conversion of Small Structures), which exempts the construction of new small facilities or structures; and CEQA Guidelines Section 15304 (Categorical Exemption Class 4 Minor Alterations to Land), which exempts minor alterations to land including minor trenching where the surface is restored.

Under CEQA Guidelines Section 15300.2, Categorical Exemptions cannot be used if certain environmental sensitivities exist at the site or if there will be cumulative impacts. Milliken Creek – West Fork is located within the 55' setback and the entire existing parcel is in a designated 100-year FEMA Flood Zone A. The area of disturbance is entirely within the "ruff" area of the 18th Hole of the North Golf Course and required minimal grading for pad preparation and vegetation removal, limited to incidental manicured grass. While mature trees bound the location of the proposed modular suite, no trees were removed nor Riverine designated wetlands was disturbed during installation, which are located within the Creek. Maintenance of the building over the next three years will have no impact to the creek. Slopes in the vicinity of the project range from 5-15 percent. The project will not have an impact on the creek or the 100-year FEMA Flood Zone A due to required conditions of approval, as recommended by Engineering Services.

There are no environmental sensitivities, scenic resources, hazardous waste sites, nor historic resources identified on the site, and no, cumulative impact associated with the location of this modular suite. Therefore, this exemption is appropriate and this proposal meets the requirements for the Categorical Exemptions as discussed above.