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Planning, Building & Environmental Services

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Hillary Gitelman
Director

MEMORANDUM

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| To: Planning Commission | From: Charlene Gallina, Supervising Planner |
| Date: September 19, 2013 | Re: Kitchak Winery CEQA Determination Use Permit Modification P13-00062 1094 Hardman Avenue, Napa APN 022-250-008 |

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 Kitchak Winery Use Permit Modification (File No. P13-00062).

The Kitchak Winery Modification includes an increase in the annual production from 5,000 to 15, 000 gallons per year, the construction of a 2,701 sf new winery barrel storage/tasting facility, an minor increase in the size (by 71 sf) of the existing crush pad, an increase in the number of appointment only guests per day (12 to 20 persons; no more than 12 in one appointment), a change in the marketing plan to increase the number of events (from 10 to 16 total) and the number of guests per event (range – from 20/30 to 20/50 persons), an increase in the number of full-time employees by 1, and a reconfiguration in parking spaces. The modification also includes a road exception that authorizes use of the existing private driveway configuration with minor improvements to accommodate fire and emergency access.

State CEQA Guidelines 15301, Class 1, Existing Facilities – Existing Roads and Section 15304, Class 4, Minor Alterations to Land, includes minor alterations of an existing private driveway involving negligible expansion beyond that existing at the time of our determination. This section includes minor road improvements for the purposes of public safety, which is included in the road exception request for this project. Section 15303, Class 3 New Construction or Conversion of Small Structures includes the construction of a small structure, which will involve removal of existing vineyards. This building will be connected to the existing winery production building via a covered crush pad and concrete path/walkway.

Under Section 15300.2 of the California Environmental Quality Act, a Class 3 (Section 15303) and a Class 4 (Section 15404) exemption cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. The proposed minor changes to the existing driveway access to the Kitchak Winery will improve the circulation and enhance fire and emergency access. There are no environmental sensitivities, scenic resources, hazardous waste sites, nor historic resources identified on the site. The changes to the production level, visitation, marketing and employee counts are minimal reflective that of a small winery (less than 22 trips), and, do not create a cumulative impact in traffic. Therefore, these exemptions are appropriate and this proposal meets the Categorical Exemptions discussed above.