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Planning, Building & Environmental Services

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Hillary Gitelman  
Director

## MEMORANDUM

To: Planning Commission

From: Ronald Gee, Planner

Date: October 21, 2013

Re: Ideology Cellars Winery,  
Use Permit #P12-00440-UP  
Categorical Exemption Determination  
Assessor's Parcel No. 034-190-040-000

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 Ideology Cellars Winery, Use Permit # P12-00440-UP.

The Ideology Cellars Winery application would establish a new winery that includes annual wine production of 30,000 gallons/year; construction of 3,636 square feet barrel storage, 3,771 square feet covered crush pad and 1,340 square feet of accessory space; allow an approximately 3,218 square feet second-story single-family dwelling with a 965 sq. ft. deck above the winery and a 489 square feet garage below; allow two, alternating winery proprietors; allow daily, appointment-only tours and tastings with 20-people/day; allow winery marketing plan with six annual 30-person events and one annual 100-person event; install a new process wastewater treatment system; allow days of operation from 6:00 AM-6:00 PM, daily, excluding marketing events; allow four employees – two full-time and two part-time; allow 12 on-site parking spaces; installation of an automatic gate with a winery identification sign at the Solano Avenue entrance; and allow on-site sale and consumption of wine pursuant to AB 2004 (Evans).

Pursuant to CEQA Sections 15022 (a) (1) (C) and 15300.4 of the State CEQA Guidelines, Napa County has adopted Local Procedures for Implementing CEQA. Class 3 of *Appendix B, (new construction or conversion of small structures)* of the County's local procedures recognizes that construction and operation of small wineries that produce 30,000 gallons or less per year; will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place; 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, will hold no temporary events. As described above, the project will produce a maximum 30,000 gallons per year; will generate less than 32 vehicle trips per day and 5 peak hour trips, as conditioned, except on those days with marketing events; will only hold six annual marketing events with no more than 30 attendees and one annual wine auction event with a maximum 60 attendees; and, will not hold any temporary events. Therefore, the project meets the applicable criteria.

Under Section 15300.2 of the California Environmental Quality Act, a Class 3 (Section 15303, New Construction or Conversion of Small Structures) exemption cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. According to Napa County Resource Maps, the project site is located outside any potential sensitive habitat, agricultural, biological, forest or cultural resource areas. The property's recorded Agricultural Preserve Contract # P09-00474 – Type A specifically allows “one single-family dwelling” and an “agricultural processing facility (including wineries)” on the existing vineyard site. The proposed visitation, marketing and employee counts are minimal, do not create cumulative traffic impacts, will not conflict with or obstruct implementation of any applicable air quality plan or create greenhouse gas emissions that exceed adopted Bay Area Air Quality Management District thresholds. All other Zoning Ordinance, Building and other applicable code requirements shall be met prior to issuance of any permits to implement the project. Therefore, these exemptions are appropriate and this proposal conforms to the Categorical Exemptions discussed above.