MEMORANDUM

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| To: Planning Commission From: Ronald Gee, Planner |

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| Date: November 12, 2013 Re: Categorical Exemption Determination  J3 Wine Partners, LLC / Farm Collective Winery  Use Permit #P13-00331-UP  394/396 Devlin Road, Napa  Assessor’s Parcel Nos. 057-300-001, -003 & -004 |

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 Farm Collective Winery, Use Permit # P13-00331-UP.

The Farm Collective Winery application would establish a new winery in two existing commercial condominium industrial spaces located at 394/396 Devlin Road that includes annual wine production of 80,000 gallons/year; reconfiguration (tenant improvement) of a 13,865 square feet facility with about 11,050 square feet allocated to production space and 2,815 square feet to accessory space; daily, appointment-only tours and tastings with up to 30-people/day; a winery marketing plan with 12 annual 100-person events and one annual 100-person event (all catered); installation of a new hold-and-haul process wastewater treatment system; daily operation from 8:00 AM-6:00 PM, excluding marketing events; up to 10 employees; installation of winery identification signs; and 32 on-site parking spaces.

Pursuant to CEQA Section 15301 (Class 1, Existing Facilities); Section 15302 (Class 2, Replacement or Reconstruction); and Section 15303 Class 3, New Construction or Conversion of Small Facilities, of the State CEQA Guidelines, the above project conforms to these specific Categorical Exemptions. Class 1, Existing Facilities, applies to the operation, permitting and licensing of minor alterations to existing private structures or facilities involving negligible or no expansion of use beyond that existing at the time of the agency’s determination. The existing commercial condominium, light industrial building is located in the Airport Industrial Business Park. The winery use would take place within the existing structure. Class 2, Replacement or Reconstruction, applies to reconstruction of existing structures and facilities where the new structure will be located on the same site as the original one and will have substantially the same purpose and capacity as the original with negligible or no expansion of capacity. Class 3, New Construction or Conversion of Small Facilities, applies to installation of new equipment and facilities in structures and conversion of existing structures from one use to another when only minor modifications are made to the exterior of the structure. Proposed building alterations for the new winery use include internal tenant improvements. Only installation of an underground hold-and-haul process wastewater storage tank and minor signage improvements to the building exterior and tenant identification monument sign are proposed. The building is located in an urbanized area zoned for winery use and does not involve use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Wineries are a specific conditional use of the IP:AC (Industrial Park ; Airport Compatibility Combination) zone district and Business/Industrial Park land use designation of the *Napa County Airport Industrial Area Specific Plan*.

Under Section 15300.2 of the California Environmental Quality Act, a Class 1, 2 and 3 (Sections 15301, 15302 and 15303, respectively) exemptions cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. According to Napa County Resource Maps, the developed project site is located outside any potential sensitive habitat, agricultural, biological, forest or cultural resource areas. The proposed visitation, marketing and employee will generate at most 24 vehicle trips per day and 17 peak hour trips, as conditioned, except on those days with marketing events. The proposed hold-and-haul process wastewater system will generate an additional 6 to 8 truck trips per week during annual crush periods and 4-6 trips per week outside of crush periods when the winery is operating at the full production capacity of 80,000 gallons of wine per year. For the Napa Valley Business Park, these traffic 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.