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Planning, Building & Environmental Services

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David Morrison
Director

MEMORANDUM

To: Planning Commission

From: Emily Hedge, Planner II

Date: April 21, 2015

Re: Sawyer Cellars CEQA Determination
Use Permit Application P14-00353
759 Technology Way, Napa
Assessor's Parcel No. 057-330-005

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 Sawyer Cellars Winery Use Permit (P14-00353).

Sawyer Cellars Winery is a proposed wine production and retail sales facility utilizing a total of 3,743 square feet within an existing approximately 20,000 square foot, multi-condominium building. The winery production and storage would be located within an approximately 2,875 square foot condominium space and the winery would utilize approximately 868 square feet of shared space with the adjacent suite for an office, tasting room, restroom, and break room. The proposed project site is located at 759 Technology Way, located between Gateway Road and Gateway Road West, is on a 1.45-acre site, in the Industrial Park: Airport Compatibility (IP:AC) District. Assessor's Parcel No. 057-330-005.

As proposed, the winery would include: 1) an annual production capacity of 10,000 gallons; 2) one full-time and one part-time employee; 3) daily operations between the hours of 7:00 a.m. and 6:00 p.m., with visitation limited to the hours of 10:00 a.m. and 6:00 p.m.; 4) a tasting room by appointment only, with expected attendance of up to eight guests per day (six per day on average); 5) ten marketing events per year with up to 30 people and one annual wine auction event for up to 100 people (events may be catered); 6) signage per the Napa Valley Business Park Specific Plan (NVBPSP) standards; and 7) a hold and haul system for winery process wastewater. The City of American Canyon and Napa Sanitation District will provide water and domestic sanitary sewer service to the site, respectively.

Article 19 of the state Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. CEQA Guidelines Section 15301 (Categorical Exemption Class 1, Existing Facilities) exempts from CEQA those projects that include use of, interior or exterior building alterations to, and small additions to existing structures when the site is served by public services and is not in an environmentally-sensitive area. Section 15303 of the State and Napa County CEQA Guidelines (Categorical Exemption Class 3, New Construction or Conversion of Small Structures) exempts from CEQA: 1) those projects that involve a change in use of an existing small structure, where only minor modifications are made to the exterior of

the structure. Napa County's Local Procedures for Implementing the California Environmental Quality Act Appendix B Class 3 "New Construction or Conversion of Small Wineries" exempts the construction and operation of small wineries consistent with the criteria contained in Class 3 - Section 10: occupy fewer than 5,000 square feet, produce no more than 30,000 gallons of wine per year, generate fewer than 40 daily vehicle trips (excluding days of marketing events) and no more than five, daily peak hour trips, and hold no more than 10 marketing events per year with no more than 30 guests each (excluding one wine auction event with up to 100 guests). Under CEQA Guidelines Section 15300.2, a Categorical Exemption cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts.

The proposed project would use approximately 3,743 square feet within an existing approximately 20,000 square foot, multi-condominium building; would produce up to 10,000 gallons annually; and would have no more than 10 marketing events per year for up to 30 people, plus one annual wine auction event for up to 100 people. Inside the tenant space, floor drains and a 2,000 gallon hold and haul tank process wastewater tank would be installed. The proposed project would not result in expansion of the building footprint, and the site of the proposed winery is surrounded by public roadways and other industrially-developed properties, such that it is not in an area of sensitive habitat and would not interfere with views of scenic corridors. There are no designated historic structures on or adjacent to the property and the site of the proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

According to information provided by the applicant the proposed winery would be expected to generate approximately 6.6 daily trips on a weekday, 9.2 trips on weekends, and 14.12 trips on a Saturday during crush. These trip estimates are based on the maximum anticipated daily attendance (eight people) for visitation.

Traffic counts taken by the California Department of Transportation in 2013 indicate the traffic volume at the Highway 12/Highway 29 averaged as many as 64,000 annual daily vehicle trips. With an estimated 14 vehicle trips a day under a "worst case" scenario, this proposed project would contribute less than one percent to the traffic levels on the proximate roadways and intersections; thus, cumulative impacts to traffic would be less than significant. As conditioned, the applicant would be required to pay traffic fees that would be used to fund additional roadway improvements and mitigate the impacts of this specific project.

The City of American Canyon and the Napa Sanitation District provide water and domestic sewer services, respectively, to the existing building. The applicant has obtained will-serve letters from both agencies, with conditions that include payment of applicable fees and installation of low-water use fixtures inside the tenant space. The applicant is proposing to use hold and haul services for winery process wastewater, necessitating the installation of the 2,000-gallon holding tank referenced above. Winery process waste water will be handled by the hold and haul method and no discharge to Napa Sanitation District sanitary sewer facilities will occur.

Based on the proposed project as described above, the Sawyer Cellars Winery Use Permit meets the criteria for eligibility as a Class 1 and Class 3 categorical exemption from CEQA.