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CEQA Memo



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David Morrison
Director

MEMORANDUM

To: Planning Commission From: Shaveta Sharma, Planner III

Date: May 18, 2016 Re: Mahoney Vineyards CEQA Determination
Use Permit Application P14-00242
1134 Dealy Lane, Napa, CA 94558
Assessor's Parcel No. 047-090-007

Pursuant to Section 15301 of the California Quality Act (CEQA), the Planning Department has prepared this environmental evaluation for the proposed Mahoney Vineyards Use Permit Major Modification (File No. P14-00242).

The Mahoney Vineyards proposal would establish a new 30,000 gallons per year winery with conversion of an existing 4,450 sq. ft. wine warehouse to winery case goods storage; construction of a new 1,960 sq. ft. tasting room; construction of a 3,000 sq. ft. covered crush pad; daily tours and tastings for 15 persons maximum per day a maximum of 84 persons per week by appointment only; a marketing program consisting of ten (10) 30 person marketing events annually; two (2) 75 person release events annually; two full-time employees; on premises consumption of wines produced on site in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004-Evans Bill) for consumption within the 1,960 sq. ft. tasting room and outdoor tasting area; a hold and haul system for process and domestic wastewater and a 10,000 gallon wastewater tank; two 6,000 gallon water storage tanks for emergency purposes; paving of existing 20 foot driveway access in accordance with Napa County Road and Street Standards; and construction of six (6) additional parking spaces, for a total of 14 parking spaces. The proposed project site is located at 1134 Dealy Lane, approximately a quarter mile north of Old Sonoma Road, on a 10.05 acre site, in the Agricultural Watershed zoning district.

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 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. Additionally, Section 15304, Class 4 "Minor Alterations to Land allows for alteration in the condition of land, so long as no mature, healthy, or scenic trees are removed as part of the project. 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.

Class 1: Existing Facilities [State CEQA Guidelines §15301]

1. Existing roads, streets, highways, bicycle and pedestrian paths, and appurtenant facilities. Repair, maintenance, reconstruction, replacement and minor expansion including, but not limited to:

The proposed project takes advantage of an existing driveway that serves both a residence and the wine warehouse. Additional pavement will be added to the site to accommodate the proposed parking lot, hammerhead turnaround, and road widening for the winery. The parking lot is approximately 1,200 sq. ft. in size and the area to be graded is relatively flat, with slopes averaging less than five percent. An additional 6,800 sq. ft. of pavement will be added to the site for emergency access and to meet Road and Street Standards, the slopes for these areas also average less than five percent.

Class 3: New Construction or Conversion of Small Structures [State CEQA Guidelines §15303]

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The proposed winery facility would use approximately 4,450 sq. ft. within an existing 6,000 sq. ft. wine warehouse and construct a 3,000 sq. ft. crush pad to the rear of the existing 5,000 sq. ft. barn. The winery proposes a hold and haul system for wastewater and will install a 10,000 gallon wastewater tank, two 6,000 tanks would be installed on a separate parcel (under same ownership) for emergency purposes.

Class 4: Minor Alteration to Land [State CEQA Guidelines §15304]

1. New access roads and driveways (longer than 300 feet and resulting in less than 2,000 cubic yards of grading) that would:

(a) grading on land with slopes of less than 10%;

The site grading necessary for the project will all occur on areas with less than five percent slope. A grading permit will be submitted for review and approval. The approval of any grading would take into account all State and Regional requirements to ensure less than significant impact to the nearby unnamed blue-line stream.

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. 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. There are proposed improvements within 100 feet within a blue-line

stream, these improvements have been evaluated by the Engineering division. The project will not have a significant impact with incorporation of standard conditions of approval relating to grading and erosion control measures. The proposed visitation plan is minimal and do not create a cumulative traffic impact. Therefore these exemptions are appropriate and this proposal meets the Categorical Exemptions listed above.

According to information provided by the applicant the proposed winery would be expected to generate approximately 15.9 daily trips on a weekday with 5.7 trips occurring during the peak hour, 16.8 trips on weekends, with 8.1 trips occurring in the peak periods. These trip estimates are based on the maximum anticipated daily attendance (15 people) for visitation. The proposed hold and haul system for the project would result in an additional 30 truck trips over a year, with most trips focused during harvest.

Traffic counts taken by the California Department of Transportation in 2013 indicate the traffic volume at the Old Sonoma Road averaged as many as 4,500 daily vehicle trips on weekdays and 3,600 weekend daily trips. With an estimated 16.8 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.

Based on the proposed project as described above, the Mahoney Vineyards Winery Use Permit meets the criteria for eligibility as a Class 1, Class 3, and Class 4 categorical exemption from CEQA.