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CEQA Memorandum



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Planning, Building & Environmental Services

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David Morrison
Director

MEMORANDUM

To: Planning Commission	From: Jason R. Hade, AICP, Planner III
Date: August 3, 2016	Re: Taylor Family Vineyards #P15-00291 Categorical Exemption Determination Assessor Parcel #039-040-016

Background

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Quality Act (CEQA), the Planning Division has prepared this environmental evaluation for the proposed Taylor Family Vineyards Winery Use Permit Application (File No. P15-00291).

The project proposes:

Approval of a use permit (#P15-00291) to establish a 15,000 gallon per year winery with the following components:

- (a) The conversion of an existing 1,600 square foot barn for winery production to include a 400 square foot barrel storage area, 80 square foot restroom, 400 square foot tasting room, 120 square foot laboratory, and 600 square foot production area;
- (b) The construction of a 400 square foot covered crush pad;
- (c) Installation of two 10,000 gallon water tanks;
- (d) The improvement of the existing access driveway to Silverado Trail to a width of 20-feet;
- (e) The installation of a left-turn from Silverado Trail to the site's driveway;
- (f) The expansion of the existing in-ground sanitary septic system;
- (g) One (1) full time employee and one (1) part-time employee;
- (h) Hours of operation:
 - Production, 7:30 am to 6:00 pm;
 - Hospitality, 10:00 am to 6:00 pm;
- (i) Visitation would be a maximum of 17 visitors per day; maximum 119 visitors per week;
- (j) A Marketing Program: 10 events per year for a maximum 30 guests and one (1) wine auction event per year for a maximum of 75 guests (all Marketing events would be catered); and
- (k) A lot line adjustment with the adjacent parcel to the north (APN 039-040-031).

Existing Setting

The project is located on a 21.1-acre parcel on the west side of Silverado Trail. The General Plan land use designation is Agricultural Resource and is within the Agricultural Preserve (AP) zoning district; 5991 Silverado Trail, Napa; APN: 039-040-016.

Development on the property includes: a single family residence; barn; storage building; a waste disposal system; five wells; four 5,000 gallon water tanks; and 10 acres of vineyards. The residential use generates approximately 10 traffic trips. Access to the property is from Silverado Trail via a paved driveway. There is one residence near the project site: to the south, approximately ±835 feet.

CEQA Exemption Criteria and Analysis

Because of the minimal construction and limited operations, the Planning Division finds the project to be categorically exempt from the California Environmental Quality Act ("CEQA") under Section 15303, Class 3 (New Construction or Conversion of Small Structures), Section 15305, Class 5, (a) (Minor Alterations in Land Use Limitations), and Appendix B of Napa County's Local Procedures for Implementing the California Environmental Quality Act under Class 3: New Construction or Conversion of Small Structures, #10 for the construction and operation of small wineries, other agricultural processing facilities, and farm management uses that:

- (a) are less than 5,000 square feet in size excluding caves;
- (b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet with all of the excavated cave spoils to be used on site;
- (b) will produce 30,000 gallons or less per year;
- (c) will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place;
- (d) 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**
- (e) will hold no temporary events.

a) are less than 5,000 square feet in size excluding caves.

Response: The project proposes the conversion of an existing 1,600 square foot barn to winery production and tasting uses. The project also proposes the construction of a 400 square foot covered crush pad. Therefore, the ultimate proposal proposes a total 2,000 square foot winery building.

b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet with all of the excavated cave spoils to be used on site.

Response: There is no proposal for caves on this project site.

b) will produce 30,000 gallons or less per year.

Response: The applicant proposes to produce up to 15,000 gallons/year.

c) will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place.

Response: A Traffic Impact Report was prepared for the Taylor Family Vineyards project by Crane Transportation Group (dated April 12, 2016) and submitted with the project. According to the Traffic Impact Report which utilized the County of Napa's Winery Traffic Information/Trip Generation Sheet, the proposed project's daily traffic volumes and weekday peak hour trips have been calculated to be: 18

vehicle trips with and 1 trip occurring the PM peak hour (4:00 PM – 6:00 PM), weekdays; 15 vehicle trips with 1 trip occurring during the PM peak hour, weekends. The infrequent marketing event trips, which would occur outside peak periods, would result in an estimated 74 trips for the single largest event but, given that the events would be infrequent, would occur outside of the peak periods, and result in a minimal increase in traffic, the marketing events were not included in the daily trip generation and resulting intersection and road segment analysis in the study.

Based upon the County Traffic Information/Trip Generation Sheet and Traffic Impact Report described above, the project would generate less than 40 trips per day and 5 peak hour trips.

d) 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.

Response: The project proposal requests to host a maximum of ten (10) Marketing Events per year for a maximum of 30 guests as well as one wine auction event with up to 75 persons in attendance.

e) will hold no temporary events.

Response: No temporary events are proposed as part of the project.

The proposed lot line adjustment would not result in the creation of any new parcel. Therefore, it is categorically exempt from CEQA under Section 15305, Class 5, (a) (Minor Alterations in Land Use Limitations).

Under Section 15300.2 of the California Environmental Quality Act, a Class 3 (Section 15303) exemption cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. According to the County's resource maps, there are no environmental sensitivities, scenic resources, hazardous waste sites, nor historic resources identified on the site. The conversion of the existing small structure from one use to another is a minimal modification of the structure and the proposed visitation and marketing would not create a cumulative significant traffic impact. With the location of the closest receptor residence ±835 feet away, potential noise impacts from periodic bottling activities would have a less than significant impact on local residences. Recent noise studies of bottling activities measured 50 feet from the activity itself found the noise levels to be 65 dBA. (Draft Environmental Noise Impact Report For: Bell Wine Cellars Use Permit Modification, RGD Acoustics, November 16, 2015). The noise studies further state that such point source sound levels are reduced with distance in accordance with the "inverse square law", which yields a six (6) dB sound reduction for each doubling of the distance from the source.

Based upon the measurements and calculation stated in that study, the receptor residence located ±835 feet away, the noise level for the bottling activity at the adjacent residence would be approximately 25 decibels lower than the measured 65 dBA noise level 50 feet from the bottling line, or 40 dBA. Additionally, the proposed 10 marketing events for up to 30 people and one wine auction event for up to 75 people would generate vocal noise (amplified music would be prohibited). But, by using the noise measurements taken at a winery event with an attendance of 85 people (plus music) in the previously mentioned report, 60 dBA at 123 feet, it can be calculated that at an 835 foot distance, the noise level for an event would be 17 dB lower, or 43 dBA. The calculated noise levels do not exceed the County's Noise Ordinance "Exterior Noise Limits" at the nearest residence (45dBA).

Therefore, based upon the above analysis there is no reasonable possibility that the project would have a significant effect on the environment, or damage scenic resources because there will be only minor changes to the existing structure and any noise generated by the project would not exceed the levels established by the County Noise Ordinance.

Based upon the project's compliance with the criteria established for a small winery and based upon the above indicated determination indicated above regarding significant impacts, it can be determined that this proposal meets the Categorical Exemption discussed above, and the project is exempt from CEQA.