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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: Dana Ayers, Planner III

Date: February 22, 2017 Re: Black Sears Winery CEQA Determination
Major Modification to Use Permit, P15-00201 – MOD
2600 Summit Lake Drive, Angwin
Assessor’s Parcel No. 018-060-066

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 Black Sears Winery Major Modification to Use Permit Application (File No. P15-00201 – MOD).

Black Sears Winery is an existing winery located at 2600 Summit Lake Drive in Angwin. The winery was initially permitted by the County under a Small Winery Use Permit Exemption approved in 1988. That administrative permit allowed re-purposing of an existing, 1,584 square foot barn structure into winery use on the property and entitled the winery to produce up to 20,000 gallons of wine per year. Later use permit approvals, granted in 1999 and 2002, allowed: 1) an increase in employees from two to four; 2) construction of a 3,600 square foot wine cave and 365 square foot building housing the stairway to the cave; 3) an increase in the area of the existing concrete crush pad by 2,400 square feet; and 4) installation of up to 20 outdoor storage tanks, each with capacity of approximately 400 to 3,000 gallons, on the existing concrete pads adjacent to the winery building (Use Permit Modifications #98595 – MOD and #01181 – MOD).

The current Major Modification application (P15-00201 – MOD) is a request to add allowances for visitation appointments, marketing events, and retail sales and on-site consumption of wine purchased on-site (Business and Professions Code Sections 23358, 23390 and 23396.5) to occur at the winery. Proposed visitation would consist of up to 16 guests per day, with appointments scheduled between the hours of 10:00 a.m. and 4:00 p.m., daily. Marketing events as proposed would include 10 events annually, with attendance of up to 30 people per event. All marketing events would have catered food and would be scheduled to occur between the hours of 10:00 a.m. and 9:00 p.m. With this modification, the applicant also requests: 1) recognition of a previously-built, 2,900 square foot expansion of the on-site, underground wine cave; and 2) an exception to the Napa County Road and Street Standards (RSS) in order to allow portions of the private segment of Summit Lake Drive to have widths narrower than the RSS require. Where exceptions are requested, widths of the gravel-paved road would range from 13 to 18 feet. Other on-site improvements necessary to facilitate implementation of the requested visitation and marketing program include removal of wastewater treatment infrastructure that is currently located within the minimum required 100-foot setback from the on-site cave, installation of replacement septic system facilities, and modification of the existing wastewater treatment system leachfield to meet current County standards.

Appendix B of Napa County’s Local Procedures for Implementing the California Environmental Quality Act (Local CEQA Guidelines) establishes a list of classes of projects that the County has determined are categorically exempt from the provisions of CEQA. Local CEQA Guidelines, Appendix B, Class 3, exempts from CEQA those small

winery projects that: 1) have fewer than 5,000 square feet of building area (excluding caves); 2) will involve excavation sufficient to create no more than 5,000 additional square feet, with all excavated cave spoils to be used on-site; 3) produce no more than 30,000 gallons of wine per year; 4) will generate fewer than 40 vehicle trips per day and five peak hour trips (excluding days of scheduled marketing events); 5) will hold no more than 10 marketing events per year, each with no more than 30 attendees (except for one wine auction event for up to 100 people); and 6) will hold no temporary events. 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 winery has an existing building area of 1,950 square feet and is currently permitted to produce up to 20,000 gallons of wine per year; the applicant requests no change to the winery's permitted building area or annual wine production. The request includes recognition of a previously-built, 2,900 square foot expansion to the existing cave on-site. The proposed marketing event program consists of no more than 10 events per year, with attendance at each event limited to 30 guests.

Applying the generic input factors from the Winery Trip Generation Sheet attached to the County's use permit application, the winery would be expected to generate an estimated 22 vehicle trips on days that the winery experiences the maximum requested visitation levels (16 visitors). Of these 22 daily vehicle trips, approximately 10 are presumed to be background traffic associated with existing employees and wine production, and 12 would be new trips associated with the addition of tours and tastings to the winery's operations. The winery operator requests that the winery's hospitality facilities operate for up to six hours per day, with a typical visit lasting between one and two hours, so that the winery can expect a typical group size of four to six visitors per appointment window. Hospitality appointments that occur at the end of the day are most likely to generate trips on nearby arterial streets during the peak hour of traffic between 4:00 and 5:00 p.m., and given the typical size group that would be accommodated in a single tasting appointment, are estimated to generate two to three vehicle trips during the evening peak hour.

The proposed project would not result in expansion of the existing building footprint, and wastewater treatment system improvements necessary to support the proposed visitation and marketing program would not require removal of existing mature trees on-site. 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.

Based on the proposed project as described above, the Black Sears Winery Major Modification request meets the criteria for eligibility as a Class 3 Categorical Exemption from CEQA.