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Planning, Building & Environmental Services

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Director

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| To: | Planning File | From: | Kirsty Gerosa |
| Date: | August 21, 2013 | Re: | Keenan Winery CEQA Determination Use Permit Modification (P12-00438) APN: 022-150-036 |

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 Keenan Winery Use Permit Modification (File No.P12-00438).

The Planning, Building and Environmental Services Department received a request for a new Use Permit approval for the existing operating Keenan winery. The Keenan winery is a legal winery that dates back to 1972 prior to zoning requiring a use permit. Therefore, this Use Permit request acknowledges the winery's current annual production, operation of existing structures, number of visitors and employees and the hours of operation. This request also includes minor modifications, which typically would be administratively approved to construct a 540 sq. ft. outdoor cover and a 263 sq. ft. second floor deck, and interior remodeling of the interior floor area removing the wine lab and replacing it with two accessible bathrooms and a new 346 sq. ft. wine lab. Further, the Use Permit requests the approval of on-site bottle consumption in accordance with AB 2004 and to allow food pairing accessory to wine tasting. Because the winery was built prior to adoption of the County Road and Street Standards, the application also includes a request for an exception to the Road and Street Standards to allow for reduced driveway width. In order for the road to meet the overall intent of the standards, the project will include minor site improvements construction of turnouts in six sections of already disturbed areas not in environmentally sensitive designations and the installation of additional signage and visibility mirrors.

The Department finds that there is no increase requested in the amount of production, number of employees, visitors for tours and tastings, or visitors for marketing activities. This project is only required acknowledgement of existing conditions without any increase or intensity, and therefore would not make a considerable contribution to cumulative impacts.

Other than the minor alteration to an existing structure and the improvement of the existing access road shoulder, no other physical improvements to the winery or site are proposed.

Therefore, based on the project description the Department has determined that the project will not have a significant effect on the environment and is **Categorically Exempt** from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, which exempts minor alterations to existing facilities in respect to the interior modifications and the exterior deck proposed and Napa County's Local CEQA Procedures, Appendix B, Class 4: Minor Alterations in Land, Number 13: new access roads and driveways in respect to the minor improvements to the driveway because it is less than 2,000 cubic yards of dirt, less than ten percent slope, and not in any environmentally designated areas. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.