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## CEQA Memo



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**Planning, Building & Environmental Services**

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**David Morrison**  
Director

## MEMORANDUM

To:	Planning Commission	From:	Sean Trippi, Project Planner
Date:	October 5, 2016	Re:	Yountville Washington Street Winery #P16-00083 Environmental Determination Assessor Parcel #036-110-009

### Background

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA), the Planning Division has prepared this environmental evaluation for the proposed Yountville Washington Street Winery Use Permit Application (File No. P16-00083).

### The project proposes:

Approval of a Use Permit to establish a new 30,000 gallon winery with the following components:

- construction of a 3,460 sq. ft. winery production building including a 480 sq. ft. covered crush pad;
- construction of a 1,324 sq. ft. hospitality building;
- employment of 10 or fewer persons full and part time;
- visitation for a daily maximum of 25 persons;
- a marketing program to host ten (10) events of up to 30 persons and one (1) event of up to 100 persons, for a total attendance of 400 persons annually;
- on-site consumption pursuant to AB 2004; and,
- construction of associated on-site and off-site improvements.

### Existing Setting

The project is located on a 10.5 acre parcel on the east side of Washington Street, approximately 1/2 mile north of Ragatz Lane south of the Town of Yountville. The General Plan land use designation is Agricultural Resource and is within the Agricultural Preserve (AP) zoning district; 6170 Washington Street, Napa, CA 94558.

Development on the property consists of approximately 9.3 acres of vineyards. A storm drain bisects the vineyard running north to south roughly parallel to the east (rear property line) with an outfall into a creek that runs along the easterly 2/3 of the southerly property line (side). Access to the property is from Washington Street. Surrounding uses include single-family homes, vineyards, and wineries. The closest residence to the proposed winery structure would be approximately 475 feet, north and west.

### 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") pursuant 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 construction of a 3,460 sq. ft. winery production building including a 480 sq. ft. covered crush pad and a 1,324 sq. ft. hospitality building, for a total of 4,784 sq. ft. of winery floor area.

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 a cave on this project site.

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

Response: The applicant proposes to produce up to 30,000 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: The applicant has submitted a traffic study *Traffic Impact Analysis for the Yountville Washington Street Winery*, prepared by Crane Transportation Group, dated June 9, 2016, which analyzes existing, proposed, and cumulative traffic conditions. According to the County of Napa's Winery Traffic Information/Trip Generation Sheet, the proposed project's daily traffic volumes and peak hour trips have been calculated to be 25 vehicle trips with 5 trips occurring during the PM peak hour on a typical weekday and 33 vehicle trips with 5 trips occurring during the PM peak period on a typical Saturday. The applicant has indicated that daily visitation will be scheduled outside peak traffic hours which has been included as condition of approval. The traffic study calculated traffic volumes for a Friday and Saturday during harvest which vary slightly from those noted above (33 vehicle trips on both Friday and Saturday with 3 trips occurring during the PM peak on both days.)

The traffic study analyzed the potential impacts of the project on four intersections in the vicinity: California Drive/SR 29 southbound ramps; California Drive/SR 29 northbound ramps; California Drive/Washington Street; and SR 29/Washington Street south access (about a mile and a half south of the project site, opposite Hoffman Lane on the west side of SR 29).

Three of the four study intersections operate at acceptable levels under existing conditions, year 2020 conditions, and cumulative conditions (year 2030) both with and without the project. The SR29/Washington Street south access is projected to operate at unacceptable levels of service (LOS) with or without the project in the year 2020 and cumulative scenarios. None of the four intersections would have traffic volumes increased such that traffic signals would be required.

At unsignalized intersections where all legs have stop signs (all-way or four-way stop controlled), a project would cause a significant impact requiring mitigation if an all-way stop controlled intersection operates at unacceptable LOS without the project and the project contributes one percent or more of the total traffic entering the intersection from all directions. The SR 29/Washington Street south access intersection only has stop signs on the east and west bound approaches to SR 29 so the one percent increase is not applicable. A project would cause a significant impact requiring mitigation on a side-street approach for side-street controlled intersections, as is the case here, which operates at unacceptable LOS without the project and the project contributes ten percent or more of the total traffic entering the intersections from the side streets. According to the traffic study the project would account for approximately 3% of the total traffic entering the intersection, which is less than the ten percent threshold and therefore would not cause a significant impact and no mitigation is required.

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, and would not otherwise cause a significant impact on traffic.

- 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 100 persons in attendance.

- e) will hold no temporary events.

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

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 proposed winery and the proposed visitation and marketing would not create a cumulative significant traffic impact. With the location of the closest receptor residence  $\pm 475$  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  $\pm 475$  feet away, the noise level for the bottling activity at the adjacent residence would be approximately 14 decibels lower than the measured 65 dBA noise level 50 feet from the bottling line, or 46 dBA. Additionally, the proposed 10 marketing events for up to 30 people and one wine auction event for up to 100 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 and adding 2dB to account for an attendance of up to 100 people (based on a standard rate of 3 dB per doubling of number of noise sources), 60 dBA at 123 feet, it can be calculated that at an 475 foot distance, the noise level for an event would be about 12 dB lower, or 48 dBA. The calculated noise levels do not exceed the County's Noise Ordinance "Exterior Noise Limits" at the nearest residence from 7:00 AM to 10:00 PM (50dBA).

A Preliminary Assessment was prepared by Kjeldsen Biological Consulting, dated March 1, 2016 to determine any potential habitat for or the presence of the Foothill Yellow-legged Frog in the drainage located south of the project site. No Foothill Yellow-legged frogs were found nor does the drainage bed provide potential habitat for breeding.

Therefore, based upon the above analysis it is not expected that the project would have a significant effect on the environment, or damage scenic resources and 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 determination indicated above regarding significant impacts, it can be determined that this proposal meets the Categorical Exemption discussed above, and the project is therefore exempt from CEQA.