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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: Wyntress Balcher, PBES
Date: June 19, 2020	Re: Alta Napa Valley Vineyards #P19-00372-UP and P19-00373-VAR Categorical Exemption Determination

Background

Pursuant to Section 303 of Napa County’s Local Procedures for Implementing the California Quality Act (CEQA), the Planning Building and Environmental Services Department has prepared this environmental evaluation for the proposed Alta Napa Valley Vineyards Use Permit Application (File No. P19-372-UP and Variance (File #P19-00373-VAR).

The project proposes:

Approval of a use permit to establish a new 10,000 gallon/year winery to allow:

1. The construction of a 3,689 ft² winery on the ground level; with a new, separate single residence located on the second story;
2. Three employees, two full-time and one part-time (Full time employees are the winery owners living on site);
3. Tours and tastings by appointment for a maximum of 10 visitors/day, 70/week, during the hours of 10:00 am to 7:00 pm, seven days per week;
4. A Marketing Plan: four small marketing events/year, with a maximum of 25 guests at each event, to be held between the hours of 6:00 pm 10:00 pm;
5. On-site consumption of wines produced at the winery;
6. Construction of seven winery-parking spaces including one ADA accessible space for winery visitors and employees;
7. The installation of new wastewater treatment facilities; and,
8. The installation of six new 10,000-gallon water tanks for fire protection and irrigation.

The proposal also includes a variance request, pursuant to County Code Section 18.104.230, to allow construction of the proposed wine production building ±114 feet from Silverado Trail, in lieu of the required minimum 600-ft winery setback. The existing agricultural barn will remain.

Two existing residences and a carport will be demolished to facilitate construction of the winery. An existing agricultural barn and shed will remain.

Existing Setting

The project is located on an approximately ±22.65 acre site within the AP(Agricultural Preserve) zoning district, the west side of Silverado Trail, approximately 1/3 mile north of its intersection with Trancas Street; 2125 Silverado Trail, Napa, APN 039-270-005.

Existing development on the property includes 15 acres of vineyard, two single family residences, a carport, an agricultural barn and a shed. As noted above the residences and carport will be demolished. The barn and the shed will remain. The residential complex is located on the northeasterly corner of the parcel. There are two direct access driveways on Silverado Trail.

Findings

1. Because of the minimal construction and limited operations, the Planning Commission can find 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 15304, Class 4, Minor Alterations to land; and Appendix B of Napa County's Local Procedures for Implementing the California Environmental Quality Act under Class 3(10) which exempts New Construction or Conversion of Small Wineries which meet the following criteria:
 - (a) Are less than 5,000 square feet in size excluding caves.
 - i. The proposed small winery building will be 3,735 ft² in 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.
 - ii. The proposed small winery will have no cave excavation.
 - (c) Will produce 30,000 gallons or less per year.
 - iii. The proposed production capacity for the small winery is 10,000 gallons/year.
 - (d) Will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place.
 - iv. The project will generate less than 40 vehicle trips/day and less than 5 peak hour trips since the project proposes three employees (two owners who reside on-site) and one part-time employee. The proposed number of visitors is 10/day, and four marketing events are proposed per year for a maximum of 25 guests per event.
 - v. Based upon the Napa County Winery Traffic Information/Trip Generation Sheet prepared for the project, the maximum number of weekday, daily trips would be 9.77 trips; 3.4 trips during the PM peak hour (4:00 PM – 6:00 PM). On a weekend, the total daily trips would be 9.91 trips; 4.57 trips PM peak trips. Therefore the project will generate less than 40 vehicle trips/day and less than 5 peak hour trips, except on those day when marketing events are taking place.
 - (e) 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.
 - vi. The project proposes to host four marketing events per/year for a maximum of 25 guests per event.
 - (f) Will hold no temporary events.
 - vii. The project does not propose to host temporary events as part of this project.
2. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5

Under Section 15300.2 of the California Environmental Quality Act, Class 3 (Section 15303) and Class 4 (Section 15304) exemptions cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. According to the County's resource maps, the project development area is located outside the floodway and the floodplain, although other portions of the property are so located within.

West of the project site, along the Napa River, the County Sensitivity Maps identify approximate archaeological sites. An archaeological survey was conducted, and the "Cultural Resources Study for the Alta Napa Valley Vineyards Project 2125

Silverado Trail Napa, Napa County”, by California Eileen Barrow, MA/RPA (November 13, 2019) found two isolated obsidian flakes within the study area. Isolated specimens can contribute some information about prehistoric land use and hunting patterns, however, once their presence is documented, no further work is warranted. Tribal contact has been made, and one tribe has recommended cultural monitoring during development and ground disturbance.

There are existing structures on the property, two residences, a carport, a barn, and two sheds. A study of the structures titled “Historical Resource Evaluation 2125 Silverado Trail, Napa February 7, 2020” prepared by Lilly Bianco, found that the subject property was associated with the agricultural development of the Napa Valley, but did not play such an important role as to be considered significant. The identified persons associated with the property do not appear to be demonstrably significant in the context of local, state or national history. There is a modern residence, carport and shed located north of the original farmhouse that do not meet the minimum 45-year age eligibility for listing on the California Register of Historical Resources (CRHR.) The original farmhouse is only a modest example of the side-gable stick frame vernacular residence type typical of California agricultural properties and it has undergone a series of modifications that have altered its design, proportions, and form such that it does not appear to exhibit architectural significance. The conclusion of the report states that the vernacular farmhouse does not appear to be a historic resource.

There are no other environmental sensitivities, scenic resources, hazardous waste sites, nor historic resources identified on the project site. 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.