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CEQA Exemption Memorandum



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David Morrison
Director

MEMORANDUM

To:	Planning Commission	From:	Melanie Jackson, Planner III
Date:	February 3, 2021	Re:	Shanti Wines Use Permit P20-00188 Categorical Exemption Determination Assessor Parcel No. 057-270-013-000

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 Shanti Wines Use Permit Application (File No. P20-00188).

Shanti Wines is a proposed wine production and retail sales facility within an approximately 1,435 square foot industrial condominium unit in the Napa Valley Business Park (“NVBP”). Approval of the use permit would allow the following: 1) annual wine production capacity of 12,500 gallons; 2) one (1) full time employee and two (2) part time employees; 3) a visitation program to allow for tasting for up to twelve (12) guests per day (by appointment only) and no more than 84 guests per week; 4) daily production between the hours of 9:00 a.m. and 6:00 p.m. (Monday-Sunday) and visitation between the hours of 10:00 a.m. and 7:00 p.m. daily (Monday-Sunday); 5) up to ten marketing events per year with up to 30 guests and one annual wine auction event with up to 100 guests; 6) signage per the NVBP Specific Plan standards; 7) installation of an awning over the pedestrian door and 8) hold and haul system for winery process wastewater. The City of American Canyon and Napa Sanitation District will provide water and domestic sanitary sewer service to the site, respectively.

Existing Setting

The subject property is located at 194 Camino Oruga, Unit No. 9, situated between Camino Oruga and North Kelly Road, North of Highway 12, within an existing 1,435 square-foot industrial condominium unit in the Napa Valley Business Park in the Napa area. The project site is zoned GI:AC (General Industrial: Airport Compatibility), with a General Plan designation of Urban and is within the NVBP Specific Plan area.

The winery operations would occur within one of two existing light industrial structures. The two structures were previously divided into twelve condominium units via Parcel Map No. 5611 (“parcel map for condominium purposes”), recorded in Parcel Map Book 59, Page 24. Each of the condominiums share an interest in the common area lot that is developed with a 49-stall parking area and is managed by a Homeowners Association.

CEQA Exemption Criteria and Analysis

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. The proposed project would be considered an exempt activity under two sections of Article 19, as follows: CCR §15301 (Class 1, Existing Facilities), which exempts minor alterations to existing structures and §15303 (Class 3, New Construction or Conversion of Small Structures), which exempts the conversion of facilities consisting of no more than 2,500 square feet. Appendix B, Class 3, New Construction or Conversion of Small Wineries, exempts the construction and operation of small wineries that 1) are less than 5,000 square feet in size; 2) produce no more than 30,000 gallons of wine per year; 3) do not generate more than 40 vehicle trips per day and five peak hours trips, except during marketing events; 4) hold no more than ten 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 5) hold no temporary events.

As noted above, the proposed winery would be located within an existing, approximately 1,435 square foot condominium unit within an approximately 12,000 square foot industrial structure. The winery would produce up to 12,500 gallons of wine per year and includes a proposal for a visitation and marketing program to allow for up to 12 guests per day for tastings, up to ten 30-person marketing events per year and one annual 100-person wine auction. Improvements within the production area of the condominium space would include installation of floor drains, installation of a concrete base for the placement of a 2,000 gallon hold and haul tank, and a crush pad. The winery does not propose expansion of the structural footprint. The project site is located within an industrial area within a business park that is developed with commercial structures, internal access roads and parking areas and the condominium structure is bounded by Camino Oruga on the west boundary and North Kelly Road on the east boundary. As such, the project would not result in impacts to sensitive habitat or interfere with scenic views or corridors. No designated historic structures are located on or adjacent to the project site and the project is not listed as a hazardous waste site as enumerated under Government Code Section 65962.5.

According to the information included in the project application, the proposed winery would be expected to generate approximately 16 daily trips on weekdays, 24 daily trips on the weekends, and 27 daily trips on the weekends during crush season. These trip estimates are based on the maximum anticipated daily attendance (12 people) for visitation. Traffic counts taken by the California Department of Transportation in 2017 indicate the traffic volume at the Highway 12/N. Kelly Road intersection averaged as many as 42,000 annual daily vehicle trips. With an estimated 27 daily trips under a “worst case” scenario basis, the project would contribute less than 0.01 percent to the traffic levels on the proximate roadways and intersections. Thus, cumulative impacts to traffic would be less than significant. As conditioned, the applicant would be required to pay traffic fees that would be used to fund additional roadway improvements to mitigate the impacts of the proposed project.

The City of American Canyon and the Napa Sanitation District would provide water and domestic sewer services, respectively, to the project site. The applicant has obtained will-serve letters from both agencies and will be required to pay applicable fees prior to the beginning of service. Process wastewater would be disposed of by a private contractor and no process waste would be discharged to Napa Sanitation District sewer facilities.

As such, the proposed project meets the criteria for eligibility as a Class 1 and Class 3 categorical exemption from CEQA.