



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 2/17/2016

Agenda Placement: 10B

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services

**REPORT BY:** Charlene Gallina, SUPERVISING PLANNER - 299-1355

**SUBJECT:** 3646 SMR Vineyards Winery Use Permit #P14-00327

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### **RECOMMENDATION**

#### **3646 SMR VINEYARD WINERY- ANDREW RUDD- USE PERMIT #P14-00327**

**CEAQ Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological Resources and Transportation/Traffic unless mitigation measures are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of a new winery Use Permit to allow the following: 1) production up to 20,000 gallons/year; 2) construction of a 10,456 sq.ft. winery building, which includes a 7,404 sf. production area, ±678 sq.ft. covered crush pad, and, 2,195 sq.ft. accessory area (office, tasting room, restroom, 644 sq.ft. terrace, and a 304 sq.ft. commercial kitchen); 3) construction of wastewater treatment facilities; 4) installation of two, 20'-25' water storage tanks (30,000-60,000 gallons); 5) installation of landscaping; 6) construction of winery access road improvements; 7) a maximum of 10 employees; 8) tours and tasting by appointment only for a maximum of 12 visitors per day, maximum of 84 visitors/week; 9) hours of operation, 7 days/week from 6:00 am to 6:00 pm (production) and 10:00 am to 6:00 pm (hospitality); 10) a marketing program for a total of 27 events per year, which includes food and wine parings, twelve (12) events for a maximum 12 persons and twelve (12) events for a maximum 20 persons (maximum 4 per month), two (2) wine club and release events per year for a maximum 50 persons), and one (1) Auction Napa Valley event for a maximum 100 persons; 11) construction of 6 parking spaces; and, 12) on-premise consumption of wines produced on-site within the tasting room and the 644 sq.ft. outdoor deck/terrace, consistent with Business and Professions Code §23356, §23390, and §23396.5. The winery will be two-stories, ± 28 feet in height; wood siding, doors and trusses will be used for the winery building finishes; and stone terraces and concrete retaining walls. The proposal includes preparation of food in a commercial kitchen; large events will be catered. The project also includes a request for an exception to the Napa County Road and Street Standards (RSS), for a reduction to the width on portions of the access driveway width to less than the required 20 ft. road width because of unique features of the natural environment which includes, but not limited to steep slopes, heritage oak trees and other trees at least 6" dbh. The project is located on a 56.75-acre parcel north of Spring

Mountain Road, approximately .5 miles on a private access road and its intersection with Spring Mountain Road, within the Agricultural Watershed (AW) zoning district; 3646 Spring Mountain Rd, St. Helena, CA 94574; APN: 022-150-026.

**Staff Recommendation:** Continue item to the regular Planning Commission Meeting of March 2, 2016.

**Staff Contact:** Wyntress Balcher, (707) 922-1351 or [wyntress.balcher@countyofnapa.org](mailto:wyntress.balcher@countyofnapa.org).

**Applicant Contact:** Donna Oldford, (707) 963-5832 of [dBoldford@aol.com](mailto:dBoldford@aol.com)

**TO BE CONTINUED TO THE MARCH 2, 2016 REGULAR MEETING.**

### **EXECUTIVE SUMMARY**

#### **Proposed Action:**

That the Planning Commission:

1. Continue the item to the regular Planning Commission Meeting of March 2, 2016.

#### **Discussion:**

The applicant requests approval of a Use Permit for the following: 1) production of up to 20,000 gallons per year; 2) construction of a new winery building totaling 10,456 square feet which includes 7,404 sq.ft. production area, 678 sq.ft. covered crush pad, 644 sq.ft. deck, and 2,195 sq.ft. accessory area (office, tasting room, restrooms, and 304 sq.ft. commercial kitchen); 3) construction of five (5) parking spaces and one loading area; 4) construction of winery access driveway to the proposed winery building; 5) 10 or fewer employees; 6) tours and tastings by appointment only on a daily basis up to a maximum of twelve (12) visitors per day and a weekly maximum of 84 visitors, to include light fare foods; 7) a marking program to include: food and wine pairings 24 per year, half with a maximum of twelve (12) guests and half with a maximum of 20 guests; 8) wine club and release marketing events up to 2 per year with a maximum of (50) guests; 9) large auction-related marketing events up to 1 per year with a maximum of (100) guests; 10) request for on premise consumption of wines produced on site within the tasting room, terrace, and deck in accordance with AB 2004. The project also request approval of a Napa County Road and Streets Standards Exception.

Staff requires additional time to complete our analysis of the project and, therefore, requests that the item be continued to the March 2, 2016 regular Commission meeting. The applicant is accepting of this request.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

### **BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina