



**NAPA COUNTY CONSERVATION • DEVELOPMENT
and PLANNING DEPARTMENT**

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DATE OF HEARING: JUNE 2, 2004

AGENDA ITEM #9

SUMMARY FOR: CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

CASE: #03383-MOD: HARRISON VINEYARDS WINERY

LOCATION: ON A 44.85 ACRE PARCEL ON THE EAST SIDE OF SAGE CANYON ROAD / STATE HIGHWAY 128, APPROXIMATELY 1/4 MILE SOUTH OF ITS INTERSECTION WITH CHILES-POPE VALLEY ROAD WITHIN THE AW (AGRICULTURAL WATERSHED) ZONING DISTRICT. (ASSESSOR'S PARCEL #032-510-004) 1527 SAGE CANYON ROAD, ST. HELENA

PROJECT REQUEST: APPROVAL TO MODIFY USE PERMIT #92163-UP TO: (1) INCREASE PRODUCTION CAPACITY FROM 7,200 GALLONS PER YEAR TO 15,000 GALLONS PER YEAR; (2) CONVERT AN EXISTING 2,877 SQUARE FOOT OLIVE OIL FACILITY (ESTABLISHED UNDER USE PERMIT #99084-UP) TO WINERY STORAGE AND OFFICE SPACE FOR A WINERY TOTALING 5,377 SQUARE FEET (WHICH INCLUDES THE EXISTING 2,500 SQUARE FOOT CAVE); (3) ADD TOURS AND TASTINGS FOR THE PUBLIC BY PRIOR APPOINTMENT WITH 30 PERSONS PER WEEK; (4) ADD A MARKETING PLAN WITH FOUR ACTIVITIES PER YEAR WITH A MAXIMUM OF 60 PEOPLE PER EVENT AND TWO WINE AUCTION EVENTS WITH A MAXIMUM OF 40 PEOPLE PER EVENT; (5) ADD WINE RETAIL SALES; (6) ADD 6 PARKING SPACES FOR A TOTAL OF 10 SPACES; AND (7) CONSTRUCT ROAD IMPROVEMENTS TO STATE HIGHWAY 128.

OWNER: MICHAEL AND LINDSEY HARRISON

APPLICANT/REPRESENTATIVE: HARRISON VINEYARDS WINERY

ZONING: AW (AGRICULTURAL WATERSHED)

GENERAL PLAN DESIGNATION: AWOS (AGRICULTURE, WATERSHED AND OPEN SPACE)

ACRES: 44.85

ISSUES: THE BUILDING PROPOSED FOR WINERY STORAGE AND OFFICE SPACE IS EXEMPTED FROM WINERY ROAD SETBACK REQUIREMENTS SET FORTH IN SECTION 18.104.230 (A) OF THE COUNTY CODE. SECTION 18.104.240 (C) PERMITS LEGALLY CONSTRUCTED STRUCTURES THAT EXISTED PRIOR TO THE ENACTMENT OF THE WINERY DEFINITION ORDINANCE (JANUARY 23, 1990) TO ENCROACH INTO REQUIRED ROAD SETBACKS FOR WINERIES IF THE LOCATION IS ENVIRONMENTALLY BENEFICIAL.

STAFF RECOMMENDATION: ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND APPROVAL OF USE PERMIT MODIFICATION #03383-MOD WITH THE ATTACHED CONDITIONS OF APPROVAL.

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
CONSERVATION & DEVELOPMENT PLANNING COMMISSION
USE PERMIT MODIFICATION #03383-MOD

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of June 2, 2004

APPLICANT/OWNER: Harrison Vineyards Winery / Michael and Lyndsey Harrison

PLANNER ASSIGNED: Naomi Beattie, Planner II

FILED: 9/25/2003

PROJECT DESCRIPTION: A modification to Use Permit #92163-UP as specified below.

PRODUCTION CAPACITY: 15,000 gallon/year

TOTAL SQ.FT. OF WINERY: 5,377 sq. ft. with a 2,000 sq. ft. uncovered crush pad

SQ.FT. OF OTHER ACCESORY USES: 500 sq. ft. (office)

OF EMPLOYEES (F/T AND/OR P/T): 1 F/T and 2 P/T

PARKING SPACES: 9 customer / 1 employee

LOCATION: Located on a 44.85-acre parcel on the east side of State Highway/Sage Canyon Road 128, approximately 1/4 mile south of its intersection with Chiles-Pope Valley Road within the AW (Agricultural Watershed) zoning district. 1527 Sage Canyon Road, St. Helena. (32-510-004)

FINDINGS:

BACKGROUND INFORMATION/ DETAILS OF REQUEST:

DATE	PERMIT #	REQUEST
June, 1988	SWE	20,000 gallon/year, 2,877 sq. ft. winery (Expired)
Feb., 1993	#92163-UP	7,200 gallon/year, 2,500 sq. ft. winery (cave/crush pad only)
Feb., 1994	#93324-UPX	1 year extension of time to use Use Permit #92163-UP

1. The applicant is requesting to increase the existing 7,200 gallon/year production level to 15,000 gallon/year, add 6 parking spaces for a total of 10 parking spaces, convert an existing 2,877 square foot olive oil facility (established under Use Permit #99084-UP) to winery storage, production, and office space, add tours/tasting by prior appointment, retail sales, and a Marketing Plan. Additional fermentation tanks will be located within the building that is proposed for winery production. The parcel is currently developed with a winery, an olive oil facility (proposed to be converted to winery storage/office space), 17.5 acres of vineyard, a reservoir (1.5 ac.-ft.), a single-family dwelling, farm labor dwelling, and an agricultural storage building.