



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 5/20/2014
Agenda Placement: 9D
Set Time: 9:40 AM PUBLIC HEARING
Estimated Report Time: 5 Mins
Continued From: February 25, 2014

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: John McDowell for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: Sean Trippi, Principal Planner - 299-1353
SUBJECT: Woolls Ranch LLC Use Permit Appeal P13-00187

RECOMMENDATION

Consideration and possible action regarding an appeal filed by Patricia Simpson to a decision by the Planning Commission on November 6, 2013, to approve the Woolls Ranch Winery application for a use permit (P13-00187) to establish a new winery with an annual production capacity of 50,000 gallons including: (1) the construction of three new winery buildings with approximately 17,432 sq. ft. of floor area, including 13,060 sq. ft. for production uses and 4,372 for hospitality/administrative uses, including a commercial kitchen; (2) an approximately 7,454 sq. ft. of outdoor work area including a 3,450 sq. ft. covered crush pad; (3) on-site parking for 19 vehicles; (4) a Marketing Plan with four (4) events per month for a maximum of 30 guests at each event; two (2) events per month for a maximum of 100 guests at each event; four (4) events per year for a maximum of 200 guests at each event; and, participation in the wine auction; (5) tours and tastings, which may include food pairing(s), by appointment only for a maximum of 60 visitors per day; (6) hours of operation from 8:00 AM to 8:00 PM (10:00 AM to 5:00 PM tasting and 8:00 AM to 8:00 PM, non-harvest production), 7 days a week; (7) on premise consumption pursuant to the Evans Bill (AB2004); (8) employment of 10 or fewer full-time employees; (9) installation of a new on-site winery process and domestic wastewater treatment system; and, (10) new landscaping, driveway improvements and signage. The approval also includes an exception to the County's Road and Street Standards (RSS) to allow the use of an existing 14' wide access drive for a length of approximately 400-feet (of a 6,700-foot long access drive) with a proposed turnout meeting County standards. The remainder of the access drive will meet County standards. The 236.66 acre project site is located on the east side of Mt. Veeder Road, approximately 1,000 feet north of its intersection with Redwood Road within an Agricultural Watershed (AW) zoning district. APN: 035-010-054. (No site address) Mt. Veeder Road, Napa.

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Subsequent Negative Declaration. According to the proposed Subsequent Negative Declaration, the proposed project would have no potentially significant environmental impacts. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**(CONTINUED FROM FEBRUARY 25, 2014; APPLICANT, APPELLANT AND STAFF REQUEST
CONTINUANCE TO JUNE 10, 2014 AT 9:05 A.M.)**

EXECUTIVE SUMMARY

The project involves an appeal of the Planning Commission's approval of a use permit for a new winery with an annual production capacity of 50,000 gallons on the east side of Mt. Veeder Road, approximately 1,000 feet north of its intersection with Redwood Road. The appellant presents a variety of arguments in support of its position which require detailed and substantive responses. As a result, a continuance to June 10, 2014 is requested and has been agreed upon by all parties concerned. This additional time will permit County staff to prepare detailed responses to the appeal materials and will allow the project applicant to consider changes to the project that could address the appellant's concerns. Pursuant to processing requirements of Napa County Code Chapter 2.88 (Appeals), the Chair should open the public hearing prior to continuing the item, but not take any testimony other than related to the continuance request.

PROCEDURAL REQUIREMENTS

1. Chair introduces item and opens the public hearing.
2. Motion by a Board Member, and second by another Board member to continue the item to the date requested.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

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BACKGROUND AND DISCUSSION

The project involves an appeal of the Planning Commission's approval of a use permit for a new winery with an annual production capacity of 50,000 gallons on the east side of Mt. Veeder Road, approximately 1,000 feet north of its intersection with Redwood Road. The appellant presents a variety of arguments in support of its position which require detailed and substantive responses. As a result, a continuance to June 10, 2014 is requested and has been agreed upon by all parties concerned. This additional time will permit County staff to prepare detailed responses to the appeal materials and will allow the project applicant to consider changes to the project that could address the appellant's concerns.

Attached is correspondence we have received to date.

SUPPORTING DOCUMENTS

A . Correspondence

CEO Recommendation: Approve

Reviewed By: Pamela Kindig