



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 1/15/2014

Agenda Placement: 9C

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for Pete Parkinson - Interim Director
Planning, Building and Environmental Services
REPORT BY: SHAVETA SHARMA, PLANNER III - 707-299-1358
SUBJECT: Brand Napa Valley Major Modification Use Permit P13-00267

RECOMMENDATION

BRAND NAPA VALLEY- USE PERMIT NO. P13-00267

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. 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 Use Permit Major Modification to Use Permit P09-00039 for: 1) an increase in tours and tastings by appointment only on a daily basis from 10 visitors per day for a maximum of 18 visitors per day; 2) addition of an outdoor tasting area to include the existing 480 square feet picnic area at the end of an existing private driveway; 3) additional marketing events up to six per year with a maximum of 75 guests; 4) additional marketing events up to six per year with a maximum of 200 guests; 5) participation in Auction Napa Valley with a maximum of 100 guests; 6) use of an existing shed for winery storage; and 7) a Napa County Road and Street Standards exception for an existing driveway to reduce the width from 20 feet to 17 feet and construction of one additional turnout, for a total of four turnouts along the 2,400 feet driveway. No changes to the 10,000 gallons per year production or increase in the ten or fewer employees, or any physical improvements to the winery are proposed. The 42.26 acre project parcel is located on the west side of Long Ranch Road approximately 1 mile from its intersection of Sage Canyon Road and within the Agricultural Watershed (AW) zoning district. APN: 032-010-068. 90 Long Ranch Road, St. Helena, Calif.

Staff Recommendation: Adopt the negative declaration and approve the Road Exception and Use Permit, as conditioned.

Staff Contact: Shaveta Sharma, (707) 299-1358 or shaveta.sharma@countyofnapa.org

Applicant Contact: Kelly Berryman, (707) 942-0750 or kelly@berrymanmontalbano.com

EXECUTIVE SUMMARY**Proposed Actions:**

That the Planning Commission:

1. Adopt the Negative Declaration, based on Findings 1-5 of Exhibit B;
2. Approve the Road Exception, based on Findings 6-7 of Exhibit B; and
3. Approve Use Permit P13-00267, based on Findings 8-12 and subject to the recommended conditions of approval (Exhibit C).

Discussion:

The applicant requests approval of a Use Permit Major Modification for the following: 1) increase in tours and tastings by appointment only on a daily basis up to a maximum of 18 visitors per day; 2) an outdoor tasting area to include existing picnic area at the end of an existing driveway; 3) additional marketing events up to six per year with a maximum of 75 guests; 4) additional marketing events up to six per year with a maximum of 200 guests; 5) participation in Auction Napa Valley with a maximum of 100 guests; 6) use of an existing shed for winery storage; and 7) a Napa County Road and Street Standards exception for an existing driveway. No changes to the 10,000 gallons per year production or increase in the ten or fewer employees, or any physical improvements to the winery are proposed. Staff finds the proposed project consistent with the Napa County Zoning Ordinance, including the Winery Definition Ordinance and General Plan and recommends approval of the project with standard winery conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Negative Declaration Prepared. According to the proposed Negative Declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

See attached Exhibit A.

SUPPORTING DOCUMENTS

A . Exhibit A Background & Discussion

- B . Exhibit B- Findings
- C . Exhibit C Draft Conditions of Approval
- D . Exhibit D- Department Conditions
- E . Exhibit E- Negative Declaration
- F . Exhibit F- Previous Conditions of Approval
- G . Exhibit G- Application
- H . Exhibit H- Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina