



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 1/7/2009

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: John McDowell, Deputy Director - 299-1354
SUBJECT: Laird Winery Major Modification and Rescission of Previous Major Modification

RECOMMENDATION

LAIRD FAMILY ESTATE WINERY / USE PERMIT MAJOR MODIFICATION REQUEST P08-00564-MOD AND RESCISSION OF PREVIOUSLY APPROVED USE PERMIT MAJOR MODIFICATION P07-00587-MOD

CEQA Status: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: (A) Approval of Use Permit Major Modification P08-00564-MOD to Use Permit Nos. 97526-UP through 02193-UP to: (1) increase maximum total production capacity from 650,000 gallons per year to 900,000 gallons per year; (2) construction of a new 34,437 sq. ft. production building with an approximately 18,500 sq. ft. covered roof work area surrounding the building; (3) installation of a recessed loading dock on the east side of the new building; (4) addition of a covered outdoor work area on the east side of the existing barrel storage building; (5) construction of a new mechanical pad on the west of the existing barrel storage building; and (6) removal of the condition of approval regarding alternating proprietor/custom crush clients. **(B) Adoption of a Resolution Rescinding Approval of Use Permit Modification No. P07-00587-MOD** and the Related Negative Declaration. The project site is located on a 40.06-acre parcel on the west side of Solano Avenue approximately 700 feet north of its intersection with Oak Knoll Avenue at SR 29 within an Agricultural Preserve (AP) zoning district (Assessor's Parcel Number 034-031-031) 5055 Solano Avenue, Napa.

Staff Recommendation: Staff requests that the item be continued to January 21, 2009 or February 4, 2009.

Staff Contact: John McDowell, 299-1354 and Mary Doyle, 299-1350

CONTINUED FROM THE DECEMBER 3, 2008 REGULAR MEETING.

EXECUTIVE SUMMARY

Proposed Action:

1. That the Planning Commission continue the item to the regular meeting of January 21, 2009.

Discussion:

This item was heard by the Commission at its regular meeting of December 3, 2008. The Commission continued the public hearing to January 7, 2009 so that additional information could be prepared and presented concerning the design and location of the building, and so that Staff could respond to comments raised on the environmental document. Although some materials have been received from the applicant, and are attached for reference, Staff is requesting a continuance to allow the remaining materials to be submitted and to provide an opportunity for Staff evaluation. Also attached is a letter from the neighbor's attorney.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

- A . Morgan, Miller, Blair Letter December 30, 2008
- B . South Property Survey
- C . Photograph Site Map
- D . Balloon Test Photo 1
- E . Balloon Test Photo 2

Napa County Planning Commission: Approve

Reviewed By: John McDowell