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Agenda Date: 10/19/2011

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: Chris Cahill, Planner - 707.253.4847

SUBJECT: Silver Oak Wine Cellars Use Permit Major Modification Application No. P10-00345-MOD

RECOMMENDATION

SILVER OAK WINE CELLARS / SILVER OAK WINE CELLARS / SILVER OAK USE PERMIT MAJOR MODIFICATION APPLICATION No. P10-00345-MOD

CEQA Status: Subsequent Negative Declaration Prepared. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

Request: Use Permit Major Modification to modify a 1981 Small Winery Exemption Certificate and 1986 Use Permit U-56856 as previously modified by Use Permit Modifications 97195-MOD, 97538-MOD, 98488-MOD, 99115-MOD, P06-01048-VMM, and P06-1344-MOD to allow the following: 1.) an increase in wine production from 132,500 gallons per year to 210,000 gallons per year; 2.) an increase in on-site employment from 22 full-time and 3 part-time employees to 50 full-time employees; 3.) parking lot enlargement including an increase in employee parking spaces from 25 to 40 and no change in the existing 39 customer parking spaces, for an increase in total parking from 64 spaces to 79 spaces; 4.) hours of operation from 7 am to 6 pm daily, with no increase in maximum weekly visitation; and 5.) the addition of AB 2004 (Evans) on-site wine consumption within existing facilities. In addition, the Department of Public Works has recommended conditions which require limited shoulder widening along Oakville Cross Road in the project vicinity. The 22 1/2 acre winery parcel is located directly southwest of the intersection of Oakville Cross Road and Money Road within an AP (Agricultural Preserve) zoning district. APN: 031-080-030. 915 Oakville Cross Road, Oakville, Calif., 94562.

Staff Recommendation: Adopt the subsequent negative declaration and approve the requested use permit modification as conditioned.

Staff Contact: Chris Cahill, 253-4847 or chris.cahill@countyofnapa.org

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Adopt the project subsequent negative declaration, based on findings 1-10 of Exhibit B and
2. Approve use permit major modification No. P10-00345 based on findings 11-15 of Exhibit B and subject to the recommended conditions of approval (Exhibit C).

Discussion: The applicant requests approval of a major use permit modification to allow a 77,500 gallon per year increase in wine production (subject to the 75% rule), a 26.5 full-time-equivalent employee increase in on-site employment, a 15 space addition to the employee-designated parking lot, a change in winery hours from 6 days a week to 7 days a week, and the addition of AB 2004 (Evans) on-premise consumption within existing winery hospitality areas. In addition, the Department of Public Works has conditioned the requested approval on the provision of additional right-of-way along Oakville Cross Road to allow for full-width shoulders. Staff has no objections to this project and recommends approval with only minor changes to our standard conditions.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Subsequent Negative Declaration Prepared. According to the project subsequent negative declaration, the project will not have a significant effect on the environment. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

BACKGROUND AND DISCUSSION

Please see Exhibit A (attached).

SUPPORTING DOCUMENTS

- A . Exhibit A - Background
- B . Exhibit B - Findings
- C . Exhibit C - Conditions
- D . Public Works Conditions
- E . Environmental Management Conditions
- F . Fire Marshal's Conditions
- G . CEQA Documents
- H . Submitted Application Materials

I . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell