

Napa County Planning Commission Agenda - Information & Distribution WorkSheet

Agenda Item No: 9A

Date of Agenda Item: 10/6/2010
Originating Dept: Conservation, Development & Planning
Report Written by: RONALD GEE - 707.253.4417
Subject: Ca'Nani Winery - Use Permit # P09-00185-UP / Variance # P09-00492-VAR
Agreement:
Special Instructions:

For CEO Use Only

County Executive Officer Recommends:

Consent ☺

Administrative ☺

Set Matter/Public Hearing ☺
Time: _____

For Clerk's Use Only

Motion and Vote:

(a) ____/____
Mo. 2nd Ayes Noes Exec. Abst. (b) ____/____
Mo. 2nd Ayes Noes Exec. Abst.

Denied ☺ Dropped ☺

Continued To _____ 2nd Reading On _____ Resolution # _____

Agreement # _____ Ordinance # _____ Budget Transfer # _____



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/6/2010

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: RONALD GEE, PLANNER III - 707.253.4417

SUBJECT: Ca'Nani Winery - Use Permit # P09-00185-UP / Variance # P09-00492-VAR

RECOMMENDATION

YOUNTVILLE VINEYARDS, LLC / CA'NANI WINERY - USE PERMIT P09-00185-UP & VARIANCE P09-00492-VAR

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

Request: **(A)** Approval of a Use Permit to establish a new, 48,000 gallon per year winery with: 1) a two-story, 16,243 sq. ft. winery building with 5,800 sq. ft. of offices, 1,670 sq. ft. of tasting/sales area; 2,281 sq. ft. of barrel storage, total 2,410 sq. ft. roof deck areas and 15,970 sq. ft. of cave area with four portals for a winery totaling 56,370 sq. ft.; 2) conversion of an existing 1,460 sq. ft., detached garage to a farm equipment storage building and a new 375 sq. ft. utility building; 3) 13 full-time and 2 part-time employees; 4) 44 on-site parking spaces; 5) new entrance monument and sign; 6) up to 75 visitors per day (Fri-Sun) and 40 visitors per day (Mon-Thurs) by appointment only; 7) a marketing plan with 27 events per year with a maximum of 24 people (10 as evening events ending at 10:00 PM), two events per year with a maximum 49 people, one event per year with 100 people, and one event per year with 300 people; and 8) a new process wastewater septic system. **(B)** Approval of a Variance to reduce the minimum 600 foot winery setback from SR 29/St. Helena Highway to 235 feet. The project site is located on two parcels, approximately 14.11 acres total size (12.52 and 1.59 acres), on the southeast corner of the intersection at Yount Mill Road and SR-29/St. Helena Highway, within the AP (Agricultural Preserve) zoning district. (Assessor's Parcel Numbers: 031-120-026 and 031-130-026) 7466 St. Helena Highway, Napa.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit and Variance with the recommended Conditions of Approval.

Staff Contact: Ronald Gee, 707-253-4417, or ronald.gee@countyofnapa.org

(CONTINUED FROM SEPTEMBER 15, 2010 REGULAR MEETING)

EXECUTIVE SUMMARY**Proposed Action:**

That the Planning Commission:

1. Adopt the Negative Declaration for Variance # P09-00492-VAR and Use Permit # P09-00185-UP, based on Findings 1-6 of attached Exhibit A - Findings; and
2. Approve Variance # P09-00492-VAR, based on Variance Findings 7-11, and Use Permit # P09-00185-UP, based on Use Permit Findings 12-16, of attached Exhibit A - Findings, both subject to attached Exhibit B - Conditions of Approval.

Discussion: The application was continued from September 15, 2010 hearing for additional information. The applicant has submitted additional background information to clarify proposed winery operations, its marketing plan and use of space within the proposed winery building. A review of the new information follows and additional materials are attached. Please refer to the September 15, 2010 staff report for project details. Proposed conditions of approval have been updated to reflect recent project clarifications.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project will not have any potentially significant environmental impacts. The public review period for the proposed Negative Declaration occurred between June 17, 2010 through July 7, 2010. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION**Application Update**

At the September 15, 2010 hearing, the Planning Commission requested additional background information for the proposed Ca'Nani Winery. This included information about the winery operation, use of floor space in the winery building and for a comparison of the proposal with similarly-sized winery facilities. Additional concerns were the status of the realignment of the main entrance at SR 29/St. Helena Highway, the proposed entry structure/sign, Yount Mill Road access roadway use and the status of the off-site well.

As detailed in the attached marketing plan statement, Exhibit C, the applicant will produce, market and sell their products directly to the public from the new winery facility. With this business model, the total number of employees based at the winery (13 full-time and 2 part-time) is higher than those typically found at similar-sized wineries as shown on Exhibit B (Winery Comparison Chart). The tentative second-floor winery floor plan, as

detailed in Exhibit D (Memo - September 24, 2010) and on Exhibit F (Sheet A1.1), shows where 11 of the full-time staff will be located. These include executive, customer service, telemarketing, shipping and administrative staff. Two other employees will be stationed in the Tasting Room and Production areas located on the first-floor.

First-floor winery production, fermentation room, barrel storage and tasting room areas are detailed on Exhibit E (Sheet A1.0). Project plans for the cave have been amended to eliminate the 900 sq. ft. "assembly" area from the cave fermentation room. As such, the entire cave now qualifies as production space although the cave is proposed to accommodate visitor tours and will be constructed as a Class III cave open to the public. Attached are revised conditions of approval, Exhibit A (Revised Conditions), that prohibit use of the cave for marketing events. With the cave dedicated to production use, the project contains 39%-40% accessory space, which complies with the maximum allowable enclosed winery area dedicated to non-production areas.

Winery Comparison Chart

Attached in Exhibit B, is information from the County's Winery Database showing project size, marketing and visitation details of other wineries with similar production to this project.

Main Entrance Signage

Both the Public Works Department and the California Department of Transportation (Caltrans) have required the SR 29/St. Helena Highway driveway entrance to be relocated approximately 30-ft. north to align with the existing Napa Cellars Winery driveway on the west side of the roadway. The project site's existing driveway and vineyard now cross 156-ft. of Caltrans right-of-way. According to the attached, September 23, 2010 letter, Exhibit H, Caltrans will be working with the applicant towards "possible purchase of an easement for access purposes or purchase of the Department-owned parcel adjacent to 7466 Saint Helena Highway".

The proposed entry structure/identification sign must be located on the subject project site, and cannot be within Caltrans right-of-way, as required by the Zoning Ordinance. If the applicant is able to purchase the surplus Caltrans right-of-way along SR 29/St. Helena Highway property frontage, the combined entry structure/sign can be located in a similar location to what is shown on the proposed site plan. In the event that the Caltrans right-of-way cannot be purchased, the project signage and entry structure must be relocated to a point outside of the right-of-way. The attached revised conditions of approval address these two options. The conditions also now address that the original proposed auxiliary signs located on the flanks of the entry structure do not comply with sign standards and must be amended as part of the subsequent sign permitting process.

Clarifications

The revised conditions of approval include the applicant's proposal that Yount Mill Road access driveway will be designated as an emergency vehicle access roadway complying with Fire Marshal requirements. The entrance will be gated and posted with "No Winery Access" signs. The roadway will continue to be used as a vineyard maintenance road and any future residential use.

The well serving the project site is located on the adjacent property to the east, APN 031-120-027. A deeded well easement was created when it was discovered that the well had been drilled on the adjacent property unintentionally. A copy of the well easement is attached, Exhibit I.

SUPPORTING DOCUMENTS

A . Revised Conditions of Approval

- B . Comparable Wineries Chart
- C . Marketing Plan Statement
- D . Applicant Memorandum, September 24, 2010
- E . Winery Floor Plan - Sheet A1.0, First-floor
- F . Winery Floor Plan - Sheet A1.1, Second-floor
- G . Winery Floor Plan - Sheet A1.3, Composite
- H . Caltrans Comment, September 23, 2010
- I . Well Easement (Parcel Four)
- J . Greenhouse Gas Checklist

Napa County Planning Commission: Approve

Reviewed By: John McDowell