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Agenda Date: 10/7/2015

Agenda Placement: 8A

Continued From: 5/6/15, 5/20/15 & 6/3/15

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: SHAVETA SHARMA, PLANNER III - 707-299-1358

SUBJECT: Stag's Leap Wine Cellars Use Permit Major Modification #P13-00356-MOD and Variance #P13-00357-VAR

RECOMMENDATION

STAG'S LEAP WINE CELLARS - USE PERMIT MAJOR MODIFICATION NO. P13-00356-MOD AND VARIANCE NO. P13-00357-VAR

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The Project site is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.

Request: Approval to modify the previous project approvals (Use Permit #U487273, Use Permit #867576, Use Permit #U517980, #U438384, #U-4684885, Use Permit #487273-MOD, Use Permit #97046-MOD, Use Permit #00055-MOD, Use Permit #03469-MOD #03468-VAR) for an existing Winery to allow the following: 1) demolition of two existing production buildings totaling 8,514 square feet to be replaced by two new production buildings totaling 10,966 square feet in size; 2) modify the existing Marketing Plan consisting of 50 Tastings with Dinner for up to 60 persons to allow 20 Tastings with Dinner for up to 120 persons and 30 Tasting with Dinner for up to 60 persons; 3) addition of four events annually to support Napa Valley Auction and/or Napa Valley Vintner Trade for up to 250 persons as follows: two Open House Events, one Trade Event, and one Volunteer Event; 4) a new access driveway to the two new production buildings; 5) restriping of existing parking area and addition of 13 parking spaces for a total of 118 spaces; 6) upgrades to existing wastewater systems including reserve area; 7) a new 738 sq. ft. covered fruit sorting and loading and staging areas; 8) new 682 square foot covered deck; and 9) grading resulting in removal of approximately 500 cubic yards of soils to be deposited off site. The proposal also includes a Variance request for the two new production buildings to encroach 474 feet into the required 600 foot setback from Silverado Trail. There are no changes to production, daily visitation, or the number of employees. The project is located on a 40.22 acre site at 5766 Silverado Trail, Napa, approximately 3.2 miles south of Yountville Cross Road, designated Assessor's Parcel Number: 039-030-040.

Staff Recommendation: Continue the item to the regular Planning Commission Meeting of November 4, 2015.

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

Applicant Contact: Jeffrey Redding, 2423 Renfrew Street, Napa, CA 94558; (707) 255-7375;
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CONTINUED FROM THE MAY 6, 2015, MAY 20, 2015, AND JUNE 3, 2015 REGULAR MEETING:

REQUEST TO BE CONTINUED TO THE REGULAR MEETING OF NOVEMBER 4, 2015.

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Continue the item to the November 4, 2015 regular Planning Commission meeting.

Discussion:

On June 3, 2015, the public hearing for this item was continued at the request of the Applicant to October 7, 2015 to allow Stags Leap Wine Cellars additional time to better analyze the visitation and marketing components of their application as it relates to their Pre-WDO visitation approvals and County staff's interpretations regarding the same issue. On September 18, 2015, staff received confirmation from the Applicant's representative, Jeffrey Redding, on a request for continuance of this item to November 4th to accommodate additional time needed to complete their assessment, and submittal to staff for review and presentation to the Commission for consideration with this Major Modification application.

Stag's Leap Wine Cellars was established on March 21, 1973, by approval of Use Permit #U487273 for a 55,500 gallon/year winery and the construction of a 2,500 square foot winery building. There were subsequent use permit modification approvals to expand the facility and production to its current form. The winery in 2014 processed 329,000 gallons of wine; has a total of 74,702 square feet of production area and 25,094 square feet of accessory uses; employs 60 full-time employees and six part-time employees; offers tours and tastings for an average of 100 visitors per day and 700 visitors per week; and holds 150 annual marketing events.

The applicant is currently requesting approval of a Use Permit Major Modification to demolish two production buildings totaling 8,514 square feet to be replaced by two new production buildings totaling 10,966 square feet in size; modify the existing Marketing Plan of 50 Tastings with Dinner for up to 60 persons to allow 20 Tastings with Dinner for up to 120 persons and 30 Tasting with Dinner for up to 60 persons; add four events annually to support Napa Valley Auction and/or Napa Valley Vintner Trade for up to 250 persons as follows: two Open House Events, one Trade Event, and one Volunteer Event; install a new access driveway to the two new production buildings; restripe the existing parking area and add 13 parking spaces; upgrade the existing wastewater systems including reserve area; construct a new 738 sq. ft. covered fruit sorting, loading and staging areas; a new 682 square foot covered deck; and grading work resulting in removal of approximately 500 cubic yards of soils to be deposited off site. Because the two new production buildings will be located within the required 600 ft. winery setback, approval of a variance is being requested.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell