



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/5/2008

Agenda Placement: 8A

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: Vasser V-12 Winery Use Permit No. P07-00598-UP

RECOMMENDATION

BOB KLEIS / JAMES E. VASSER JR. / VASSER WINERY - USE PERMIT #P07-00598-UP

CEQA Status: Mitigated Negative Declaration Prepared. According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: Aesthetics and Biological Resources. 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 to establish a new 36,000 gallon per year winery with: 1) a 7,000 sq. ft. winery cave including production, storage, office, and tasting room facilities; 2) a 5,500 sq. ft. uncovered outdoor crush pad and loading area; 3) a winery/agricultural storage barn totaling 1,800 sq. ft. and including 900 sq. ft. of winery equipment storage; 4) two full-time and two part-time employees; 5) eleven parking spaces; 6) by-appointment tours and tastings with a maximum of 16 visitors per day and 36 per week; 7) a marketing plan with four 50-person max. marketing events and one 100-person max. wine auction event annually; 8) an exception to the Road and Street Standards to allow a new winery access road with widths between 14 and 18 ft. (18 ft. required); and 9) the construction of four turnouts on Chimney Rock Road. The project is located on a 42.4 acre parcel located on the west side of Soda Canyon Road, adjacent to its intersection with Chimney Rock Road, and within the AW (Agricultural Watershed) zoning district. APN: 039-630-011. 2001 Soda Canyon Road, Napa, CA 94559.

Staff Recommendation: Continue the item to the November 19, 2008 regular Planning Commission hearing

Staff Contact: Chris Cahill, 253.4847 or ccahill@co.napa.ca.us

EXECUTIVE SUMMARY

Discussion:

The applicant requests that the Planning Commission continue the item to its next regular meeting of November

19, 2008 in order to allow time to discuss issues with neighbors and to allow the owner to be present at the hearing.

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