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A Commitment to Service

Agenda Date: 12/18/2013

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for Pete Parkinson - Interim Director
Planning, Building and Environmental Services
REPORT BY: SHAVETA SHARMA, PLANNER III - 707-299-1358
SUBJECT: 3730 Silverado Trail Winery Use Permit P13-00260

RECOMMENDATION

3730 SILVERADO TRAIL WINERY- USE PERMIT NO. P13-00260

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. 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 for a new 60,000 gallon per year winery as : 1. construction of new winery buildings totaling 28,524 square feet, including a covered crush pad, barrel storage, hospitality and tasting room, and office space; 2. construction of a Transient Non-Community Water System (a water system to serve the winery, vineyard, visitors, and employees); 3. construction of 20 parking spaces; 4. construction of a left-turn lane on Silverado Trail; 5. construction of a driveway to the proposed winery building and existing residence; 6. tours and tastings by appointment only on a daily basis up to a maximum of 60 visitors per day and a maximum of 210 per week; 7. private promotional tastings with meals up to 12 per year with a maximum of 35 guests; marketing events up to four per year with a maximum of 100 guests; 8. harvest events up to two per year with a maximum of (100) guests; and 9. 10 or fewer employees. The 17.70 acre project parcel is located at the northeast juncture of Silverado Trail and Crystal Springs Road, within the AP (Agricultural Preserve) zoning district. APN:021-040-017. 3730 Silverado Trail, St. Helena, Calif.

Staff Recommendation: Adopt the negative declaration and approve the Use Permit, as conditioned.

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

Applicant Contact: Jon Webb, (707) 963-1217 or jwebb@albionsurveys

EXECUTIVE SUMMARY**Proposed Actions:**

That the Planning Commission:

1. Adopt the Negative Declaration, based on Findings 1-5 of Exhibit B; and
2. Approve Use Permit Modification No. P13-00260 based on Findings 6-10 of Exhibit B and subject to the recommended conditions of approval (Exhibit C).

Discussion:

The applicant requests approval of a use permit for a new winery with production up to 60,000 gallon, construction of new winery buildings totaling 28,524 square feet, including a covered crush pad, barrel storage, hospitality and tasting room, and office space; construction of a Transient Non-Community Water System; construction of (20) parking spaces; construction of a left-turn lane on Silverado Trail; construction of a driveway to the proposed winery building and existing residence; tours and tastings by appointment only on a daily basis up to a maximum of (60) visitors per day; private promotional tastings with meals up to 12 per year maximum of (35) guests; marketing events up to 4 per year with a maximum of (100) guests; harvest events up to 2 per year with a maximum of (100) guests; and 10 or fewer employees. Staff finds the proposed project consistent with the Napa County Zoning Ordinance and General Plan and recommends approval of the project with standard winery conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

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

BACKGROUND AND DISCUSSION

Please see Exhibit A (attached).

SUPPORTING DOCUMENTS

- A . Exhibit A-Background
- B . Exhibit B-Findings
- C . Exhibit C-Conditions of Approval

- D . Division Comments
- E . Draft Environmental Document
- F . Public Comments
- G . Application
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell