



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 12/4/2019  
Agenda Placement: 7A  
Continued From: 10/2/2019

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** Brian Bordona for David Morrison - Director  
Planning, Building and Environmental Services  
**REPORT BY:** Charlene Gallina, SUPERVISING PLANNER - 299-1355  
**SUBJECT:** Scarlett Winery

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### **RECOMMENDATION**

#### **ALSACE COMPANY, LTD / SCARLETT WINERY / USE PERMIT #P16-00428-UP**

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area(s): Transportation. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a Use Permit for a new 30,000 gallon per year winery to allow the following: a) construction of a winery building consisting of two detached structures (a two story 4,514 sf hospitality/administration building and a one story 18,022 sf production building) separated between the east outdoor terrace area and a landscaped area; b) construction of a 4,725 sf covered outdoor crush pad - crush will occur inside the winery production building; c) tours and tastings by appointment only with a maximum of 15 visitors per day and a weekly maximum of 80 visitors; d) a marketing program of two (2) food and wine pairing lunch event per month with a maximum of 10 persons; one (1) wine club release event per year with a maximum of 100 guests; one (1) large event per year with a maximum of 125 guests; and one (1) wine club release event per year for groups of up to 200 guests with up to 10 event staff. Events to be held between 10 am and 6 pm or 6 pm to 10 pm. Larger events (100, 125, and 200 guests) to be held on weekends only. Portable toilets to be utilized during any event hosting greater than 75 guests. Shuttle service used for events over 100 guests; e) six (6) full-time, two (2) part-time employees and two (2) employees during harvest for vineyard activities only; f) a commercial kitchen for some food preparation and use as a caterers' staging area for some of the marketing events; g) on-premises consumption of wines produced on-site within the east and west outdoor terraced areas, outdoor picnic area and hospitality building designated tasting areas in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); h) winery hours of operation daily 6 am – 6 pm (Non-harvest production hours) and daily visitation hours of operation daily 10 am –6 pm; i) construction of seven (7) visitor and five (5) employee parking spaces both with a handicapped space and one area for a high occupancy vehicle for a total of 13 spaces; j) installation of a

wastewater system; k) installation of a regulated transient non-community water system; l) installation of two (2) 20,000-gallon domestic water storage tank and one (1) 100,000-gallon fire water storage tank; m) installation of an entry gate and winery sign; and n) all project spoils to be disposed on-site. The project is located on an approximately 47.88 acre site at 1052 Ponti Road, which intersects with Skellenger Lane just west of Silverado Trail, within the Agricultural Preserve (AP) & Agricultural Watershed (AW) Zoning Districts, St. Helena, CA; APN: 030-280-010.

**Staff Recommendation:** Continue the item to the January 15, 2020 Planning Commission Meeting.

**Staff Contact:** Charlene Gallina, Supervising Planner, (707) 299-1355; [charlene.gallina@countyofnapa.org](mailto:charlene.gallina@countyofnapa.org)

**Applicant:** Sherrett Reicher, Alsace Company LTD; (925) 314-0193; [mcooper@scarlettwinest.com](mailto:mcooper@scarlettwinest.com)

**Applicant Representative:** Donna B. Oldford, Plans4Wine; (707) 963-5832; [dboldford@aol.com](mailto:dboldford@aol.com)

**CONTINUED FROM THE OCTOBER 2, 2019 COMMISSION MEETING.**

**TO BE CONTINUED TO THE JANUARY 15, 2020 COMMISSION MEETING.**

## **EXECUTIVE SUMMARY**

### **Proposed Action:**

That the Planning Commission:

1. Continue the item to the Planning Commission meeting on Wednesday January 15, 2020.

### **Discussion:**

The proposal is to construct and operate a new winery with a production capacity of up to 30,000 gallons. The project would consist of an approximately 22,536 sf winery (hospitality and production buildings) plus a 4,725 sf covered outdoor crush pad located on a 47.88-acre site. The request includes daily visitation and marketing events with food and wine pairings prepared on-site in a commercial kitchen or by caterers and on-premise consumption of wines produced at the winery. The project also includes various utilities and site improvements associated with construction.

On October 2, 2019, the Planning Commission held a public hearing to consider a use permit as outlined above and described in detail within the October 2, 2019 Staff Report (<http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5736>). Several letters and emails were received prior to the hearing and comments solicited which opposed the project and focused on the following issues: 1) access to the project site via Ponti Road and its the adequacy right-of-way width and potential harm to existing trees and the feasibility to relocate the winery access to Silverado Trail; 2) potential noise impacts of the winery on surrounding residences; 3) issues associated with groundwater availability and use, and the adequacy of the Project's Water Availability Analysis (WAA); 4) shuttle service to the winery for marketing events; and 5) general land use concerns as a result of proposed visitation, marketing and production. During Commission deliberation, the Commission requested project clarification of the public comments received on the item, and requested that the project applicant and the neighbors meet to discuss and address issues associated with the proposed winery request before the next meeting.

At the conclusion of the Commission's October 2nd deliberation, the Commission voted to continue the item to the

December 4, 2019, to allow staff and the applicant/permittee sufficient time to review comments and prepare and provide additional information. Due to staff and applicant/permittee schedules and the extent of requested information, staff is requesting a continuance to January 15, 2020. The applicant/permittee is amenable to this continuation date.

**FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

**ENVIRONMENTAL IMPACT**

**BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: Brian Bordona