



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/17/2010

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: Kirsty Shelton, Planner - 707 253 4417
SUBJECT: Joseph Cellars Winery Use Permit Application P09-00174-UP

RECOMMENDATION

J CELLARS WINERY / J CELLARS INVESTMENTS, LLC - USE PERMIT P09-00174-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: Biological Resources and Transportation/Traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Use Permit No. P09-00174UP to establish a new 30,000 gallon per year winery with: 1) a 4,702 sq. ft. two-story winery building with a 2,009 sq. ft. exterior deck; 2) 15,798 sq. ft. of caves ; 3) a new left turn lane on State Route 29 at the approach to Quail Mountain Lane; 4) four full-time and four part-time employees; 5) 28 parking spaces; 6) tours and tastings by prior appointment only with a maximum of 75 visitors per day and 525 per week open 10 am - 6 pm; 7) a marketing plan with 104, 40-person marketing events, one 200-person release event, and participation in Auction Napa Valley; 8) improvement of an existing access driveway to winery road standards; 9) new domestic and process wastewater treatment systems with subsurface disposal; and, 10) installation of a 40,000 gallon fire protection water tank and associated water line. The project is located on a 25.96 acre parcel located on the west side of State Route 29 at it's intersection with Diamond Mountain Road, within the AW (Agricultural Watershed) zoning district. APN: 020-180-058. 4455 St. Helena Highway, Calistoga

Staff Recommendation: That the Commission continue the public hearing to March 3, 2010.

Staff Contact: Kirsty Shelton, 299-1377 or kshelton@co.napa.ca.us

TO BE CONTINUED TO MARCH 3, 2009 REGULAR COMMISSION MEETING

EXECUTIVE SUMMARY

Proposed Action:

1. That the Planning Commission continue the public hearing to March 3, 2010.

Discussion:

Attached is a letter from the applicant's representative requesting a continuance of the item to the next regular Commission meeting in order to allow additional time to discuss the project with neighbor representatives.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The act of continuing a project does not warrant environmental review.

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

- A . Applicant letter requesting continuance

Napa County Planning Commission: Approve

Reviewed By: John McDowell