



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/18/2015

Agenda Placement: 9B

Continued From: 1/17/14 & 1/21/15

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: Wyntress Balcher, Planner II - 707 299-1351

SUBJECT: GIRARD WINERY USE PERMIT #P14-00053-UP

RECOMMENDATION

GIRARD WINERY USE PERMIT #P14-00053-UP

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program (MMRP). According to the proposed Mitigated Negative Declaration and MMRP, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: Transportation/Traffic. 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 to establish a new winery as follows: 1) 200,000 gallons per year production capacity; 2) Construction of new winery building, totaling 32,771 sq.ft. in area, to include: 28,955 sq.ft. production area (crush area, fermentation and barrel storage, restrooms); 3,816 sq.ft of accessory use area (offices, tasting rooms, retail storage, catered food prep area, and visitor restrooms), maximum height 35 ft. with 45 ft. tall cupolas; a 2,628 sq. ft. veranda; and a 2,871 sq. ft. covered work area; 3) Hosted daily tours and tastings for wine trade personnel and consumers by appointment only for a maximum of 75 persons per weekday (Monday-Friday); maximum of 90 persons per weekend day (Saturday-Sunday); 4) Hours of operation: 8:00 AM to 6:00 PM (production hours, except during harvest) and 10:00 AM to 6:00 PM (visitation hours), 7-days a week; 5) Employment of more than 25 employees: 11 employees (8 full time; 3 part-time) non harvest; maximum 19 additional employees (12 full time and 7 part time) during harvest; 6) Employee hours: production, 7:00 AM to 3:00 PM; hospitality/ tasting room, 9:30 AM to 6:30 PM; administration, 8:00 AM to 5:00 PM; 7) Construction of twenty-two (22) parking spaces; 8) Installation of landscaping, entry gate and a winery sign; 9) Establish a Marketing Program as follows: a) Four (4) events per year with a maximum of 75 guests; b) Four (4) events per year with a maximum of 200 guests; c) One (1) Harvest event per year with a maximum of 500 guests; d) All food to be catered utilizing a \pm 184 sq. ft. small prep/staging area; 10) On-premise consumption of wines produced on site within the tasting room and in the landscaped winery gardens in accordance with AB 2004; 11) Construct new 24" wide winery access driveway from Dunaweal Lane to the winery; 12) Construction of additional piping and service connections to the existing water system with an update to the existing Transient Non-Community Water System contract to

include Girard Winery; 13) Installation of on-site sanitary disposal improvements and installation of new connections into the existing on-site winery waste water ponds serving Clos Pegase Winery (APN:020-150-012); and, 14) Installation of 30' diameter, 25,000 gallon water storage tank. The project is located on a 26.53 acre parcel at 1077 Dunaweal Lane, Calistoga, on the east side of Dunaweal Lane, approximately 1,000 feet south of its intersection with Silverado Trail, within the AP (Agricultural Preserve) Zoning District; APN: 020-150-017.

Staff Recommendation: Drop the item from the agenda and renote for a future hearing date.

Staff Contact: Wyntress Balcher, Planner II, (707) 299-1351 or wyntress.balcher@countyofnapa.org

CONTINUED FROM THE DECEMBER 17, 2014 AND JANUARY 21, 2015 MEETINGS

TO BE DROPPED FROM THE AGENDA AND RENOTICED AT A FUTURE DATE

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Drop the item from the agenda for renoticing at a future hearing date.

Discussion:

On December 17, 2014, the Planning Commission held a public hearing to consider Use Permit application #P14-00053 to establish a new 200,000 gallon/year winery with the construction of a new winery building totaling 32,771 sq.ft. in area. Based upon the Commission's discussion and a request by Ms. Tofanelli (a neighbor) to continue, this item was continued to January 21, 2015. At that meeting, the Planning Commission resumed the public hearing and received testimony and evidence from Ms. Tofanelli, interested parties and the applicant's representative. The Commission also asked for further information and analysis from staff regarding the County's policies or regulations applicable to parcels already encumbered by development from another parcel's development and grape sourcing. The item was continued to February 21st to allow staff time to respond to the issues raised by the Commission. Because the issues that were raised will require preparation of additional analysis by the applicant's team and staff to address comments and staff is still conducting its analysis, it is recommended that the item be dropped from the agenda and renoticed at a future date. The applicant supports this recommendation.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration Prepared. According to the proposed Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following areas: Transportation/Traffic. The project is not

included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell