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Agenda Date: 2/5/2014

Agenda Placement: 9A

## Napa County Planning Commission Board Agenda Letter

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**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

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### 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 follows: 1. construction of new winery buildings totaling 33,630 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](mailto:shaveta.sharma@countyofnapa.org)

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

**THIS ITEM WAS CONTINUED FROM DECEMBER 18, 2013.**

**EXECUTIVE SUMMARY****Proposed Actions:**

That the Planning Commission:

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

**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 33,630 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.

A public hearing was held December 18, 2013 and based on public testimony the Commission continued this item to allow for the scheduling of a meeting between the applicant and the neighbors. The purpose of this meeting was to discuss and address the concerns raised at the hearing and make changes to the project if warranted. This neighbor meeting was held on January 22, 2014.

**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**

A public hearing was held on December 18, 2013 and was continued to allow the applicant and neighbor to discuss impacts on the neighbors and whether neighbor concerns could be addressed through project revisions. A copy of the staff report has been provided in the packet for reference. Specific aspects of the revised request and the project are addressed below.

**Discussion:**

The neighbors hosted a meeting for the project applicant and his representative along with County staff on January 22, 2014. At this meeting the neighbors' expressed concerns with traffic, water, noise, environmental effects, proposed production and visitation, and aesthetics of the project. The neighbors and applicant continue working together to ameliorate all issues. At this time, no changes to the project have been brought forward to County staff. The applicant has commissioned a Hydrology report which is expected to be finished prior to the Planning Commission hearing and will be distributed to the Commission upon receipt.

No other changes to the project are requested at this time. Project Findings (refer to Attachment A) and updated Conditions of Approval (refer to Attachment B) including final Division/Department Conditions (refer to Attachment C) have been provided for Commission action on this project. It should be noted that staff updated the previous conditions of approval to incorporate a project specific condition for the construction of a left turn lane on Silverado Trail and added standard Conditions of Approval that were inadvertently left out of the original staff report. Staff has highlighted these conditions for ease of reference. It should be further noted that staff finds the proposed project, as presented to date, consistent with the Napa County Zoning Ordinance, including the Winery Definition Ordinance, and General Plan, and recommends approval of the project subject to conditions of approval.

#### **SUPPORTING DOCUMENTS**

- A . Exhibit - Findings
- B . Exhibit B- Conditions of Approval
- C . Department/Division Comments
- D . Public Comments

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina