



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/16/2011

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: JESSICA JORDAN for Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: Chris Cahill, Planner - 707.253.4847

SUBJECT: Continuum Winery Use Permit Major Modification Application No. P10-00255-MOD

RECOMMENDATION

TIMOTHY MONDAVI / TIMAR LLC and TMR WINE COMPANY LLC / CONTINUUM WINERY - USE PERMIT MAJOR MODIFICATION P10-00255

CEQA Status: Subsequent Mitigated Negative Declaration Prepared. According to the proposed subsequent mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following area: 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 Major Modification to transfer the existing 6,600 gallon per year Continuum (formerly Cloudview) winery from assessor's parcel 032-010-060 (032-030-043 SFAP) to assessor's parcel 032-010-061 (032-030-044 SFAP) and to further modify use permit #99544-UP as previously modified by P07-00752 and P10-00099 to allow the following: 1.) an increase in wine production from 6,600 gallons per year to 28,000 gallons per year; 2.) conversion of and additions to an existing residence to create a 4,596 sq. ft. single-story winery hospitality building including a commercial kitchen; 3.) construction of a new 1,920 sq. ft. single-story office and reception building; 4.) construction of a new 11,155 sq. ft. two-story production building; 5.) construction of a new 3,434 sq. ft. single-story shop and barrel/bin fermentation building; 6.) construction of a new 1,250 sq. ft. mechanical/pump building; 7.) 27,345 sq. ft. of new winery caves; 8.) conversion of the existing approximately 3,500 sq. ft. winery building on APN 032-010-060 to agricultural storage and vineyard management uses; 9.) an increase in winery employment from 1 full-time and 1 part-time employee to 14 full-time and 3 part-time employees; 10.) 5 visitor parking spaces and 15 employee parking spaces, including 3 ADA-accessible spaces; 11.) by-appointment tours and tastings including food pairings with a maximum of two visitor vehicles per day; 12.) a marketing plan with 4 50-person private tasting events with meals and 2 125-person private gala events with meals annually; 13.) installation of two 10,500 gallon above-ground domestic water storage tanks and one fire flow storage tank; 14.) process wastewater disposal through landscape irrigation and installation of a 35,000 gallon above-ground treated wastewater storage tank; and 15.) sanitary wastewater disposal through sub-surface drip including 14,670 sq. ft. of septic disposal and septic reserve areas. Road and Street Standards Exception to allow width reductions (18 feet required, 10 to 20 feet proposed) along the existing 2+ mile shared entry drive (APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, and 032-010-074) and along approximately 2,000 linear feet of

new winery driveway (APNs: 032-010-074, 032-010-028, and 032-010-061 {032-030-044 SFAP}). Ministerial Lot Line Adjustment to transfer lot area from parcel 032-010-061 (032-030-044 SFAP) to parcel 032-010-074, from parcel 032-010-028 to parcel 032-010-061 (032-030-044 SFAP), and from parcel 032-010-060 (032-030-043 SFAP) to parcels 032-010-076 and 032-010-074. The two 89.8 acre winery parcels are accessed via a private drive beginning 250 feet northeast of the intersection of Sage Canyon Road (State Highway 128) and Long Ranch Road within an AW (Agricultural Watershed) zoning district. Existing and proposed winery APNs: 032-010-060 (032-030-043SFAP) and 032-010-061 (032-030-044 Separated for Assessment Purposes- hereinafter SFAP). 1683 and 1677 Sage Canyon Road, St. Helena, Calif., 94574. Additionally, roadway improvements are proposed within a private access easement crossing portions of APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, 032-010-074, and 032-010-028.

Staff Recommendation: Continue item to the Commission's April 20th regular meeting.

Staff Contact: Chris Cahill, 253-4847 or chris.cahill@countyofnapa.org

EXECUTIVE SUMMARY

The applicant requests that this item be continued to the Commission's April 20, 2011 hearing to allow him the opportunity to reconfigure some of the proposed winery buildings.

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

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: Melissa Gray