



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/19/2014

Agenda Placement: 10A

Napa County Planning Commission Board Agenda Letter

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: Sinegal Estate Use Permit Major Modification P13-00261

RECOMMENDATION

SINEGAL ESTATE- USE PERMIT NO. P13-00261

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 to modify Winery Use Permit U#-438182 as follows: 1) to increase production from 13,200 gallons per year to 60,000 gallons per year; 2) increase the existing 4,400 square foot winery to 4,780 square feet of production area, 1,535 square feet of hospitality and office area, 710 square foot covered work area and construct 13,200 square feet of caves; 3) increase in tours and tastings from one visitor per week to a maximum of 21 visitors per day and a maximum of 120 per week; 4) addition of 48 marketing events per year with a maximum of 10 guests; 5) addition of six (6) marketing events per year with a maximum of 30 guests; 6) addition of two (2) marketing events per year with a maximum of 60 guests; 7) participation in Auction Napa Valley; 8) request for on premise consumption of wines produced on-site to occur in the tasting room consistent with AB 2004; 9) to expand the wastewater system on-site; 10) an increase in staff from one (1) to three (3) full-time employees; 11) an increase in parking spaces from three (3) to eight (8) parking spaces; 12) a riparian restoration plan to restore native vegetation along an unnamed creek; 13) a Use Permit Exception to the Conservation Regulations allowing a redesigned parking lot and access road to be located within the required 45 feet stream setback; and 14) a Napa County Road and Street Standards Exception for the existing nine (9) foot bridge where 20 feet is required. The 30-acre parcel is located at the terminus of Inglewood Avenue on the northwest side approximately ½ mile from the intersection of St. Helena Highway, within the AW (Agricultural Watershed) and AP (Agricultural Preserve) zoning districts; 2125 Inglewood Avenue, St. Helena; APN: 027-120-008.

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

Applicant Contact: Tom Adams, (707) 261-7016, tadams@dpf-law.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Negative Declaration, based on Findings 1-5 of Exhibit B;
2. Approve the Road and Streets Standards Exception based on Findings 6-7 of Exhibit B; and
3. Approve Use Permit Modification and Conservation Regulations Exception based on Findings 8-18 of Exhibit B and subject to the recommended conditions of approval (Exhibit C).

Discussion:

The applicant requests approval of a use permit for an existing winery to allow an increase in production from 13,200 gallons per year to 60,000 gallons per year; increase the existing 4,400 square foot winery to 4,780 square feet of production area, 1,535 square feet of hospitality and office area, 710 square foot covered work area and construct 13,200 square feet of caves; increase in tours and tastings from one visitor per week to a maximum of 21 visitors per day and a maximum of 120 per week; addition of 48 marketing events per year with a maximum of 10 guests; addition of six (6) marketing events per year with a maximum of 30 guests; addition of two (2) marketing events per year with a maximum of 60 guests; participation in Auction Napa Valley; to expand the wastewater system on-site; an increase in staff from one (1) to three (3) full-time employees; an increase in parking spaces from three (3) to eight (8) parking spaces; a riparian restoration plan to restore native vegetation along an unnamed creek; a Use Permit Exception to the Conservation Regulations allowing a redesigned parking lot and access road to be located within the required 45 feet stream setback; and a Napa County Road and Street Standards Exception for the existing nine (9) foot bridge where 20 feet is required. Staff finds the proposed project consistent with the Napa County Zoning Ordinance and General Plan, including the Winery Definition Ordinance and recommends approval of the project with standard winery conditions of approval.

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

See Attached Exhibit A.

SUPPORTING DOCUMENTS

- A . Exhibit A- Background and Discussion
- B . Exhibit B-Findings
- C . Exhibit C- Conditions of Approval
- D . Exhibit D- Draft Negative Declaration
- E . Division Comments
- F . Application
- G . Road Exception Request
- H . Water Analysis
- I . Traffic Study
- J . Public Comments
- K . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina