



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/6/2013

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for Hillary Gitelman - Director
Planning, Building and Environmental Services
REPORT BY: Kirsty Shelton, Planner - 299-1377
SUBJECT: Stags Leap Winery Use Permit Modification # P12-00110

RECOMMENDATION

STAGS LEAP WINERY USE PERMIT / TREASURY WINE ESTATES WINERY MAJOR MODIFICATION APPLICATION NO. P12-00110

CEQA Status: Categorically Exempt from the provisions of CEQA, pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures and Section 15304, Class 4, Minor Alterations in Land. 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 Modification #P12-00110 requesting approval of the following: 1) Converting an existing residence and bed and breakfast to allow a winery tasting and visitation space; 2) Increase visitation from 10 people per day to 40 people per day by-appointment only; 3) Inclusion of food and wine pairing as part of tours and tasting; 4) Allow on-site bottle consumption as per AB 2004; 5) Establishing the tours and tastings hours of operation from 10 am to 6 pm; 6) Construction of an ADA pathway connecting the parking with the tasting room; 7) Construction of an outdoor ADA accessible restroom; 8) Minor interior improvements to the doorway for compliance with ADA; 9) Increase the number of employees from two full time and one part time to three full time and one part time; 10) Installation of underground fire suppression pipes to connect to the neighboring system; and 11) Approval of a road modification to allow portions of the driveway to have a reduced width. The project is located on a 10.7 acre lot and connected to an adjacent 107.5 acre parcel for fire suppression located on the east side of Silverado Trail approximately 0.65 miles south of its intersection with Yountville Crossroad, within a split Agricultural Preserve (AP) and Agricultural Watershed (AW) zoning district (Assessor's Parcel No 032-530-034 & - 024) 6150 Silverado Trail, Napa, California, 94558.

Staff Recommendation: Continue this project to the meeting of April 3, 2013.

Contact : Kirsty Shelton, (707) 299-1377, Kirsty.Shelton@countyofnapa.org

TO BE CONTINUED TO APRIL 3, 2013 REGULAR MEETING.

EXECUTIVE SUMMARY

Proposed Actions:

By simple motion:

1. The Planning Commission continues this project to April 3, 2013.

Discussion:

A neighbor who shares access to the existing private road that serves this project site has expressed concerns about the road modification component of this project. The applicant is agreeable to delaying the hearing in order to provide an opportunity to address neighbor concerns. Staff recommends the Commission continue this project to a date certain so that the applicant and neighbor may investigate alternatives to the road modification request to address neighborhood concerns.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina