



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 4/1/2009

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: LINDA STCLAIRE, PLANNER II - 707.299.1348

SUBJECT: Lincoln Ranch Winery Variance P08-00495-VAR and Use Permit P08-00494-UP

RECOMMENDATION

TOM GAMBLE / LINCOLN RANCH WINERY / VARIANCE #P08-00494-VAR and USE PERMIT REQUEST #P08-00495-UP

CEQA Status: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: Archaeological and Cultural Resources. This 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 and winery setback variance to establish a new 50,000 gallon per year winery including: (1) demolition of two existing barns and one garage; (2) construction of a 20,050 square foot two story winery building with; (3) a 2,800 square foot reception building; (4) a 2,230 square foot structure containing the main tasting room and additional offices; (5) a 5,450 square foot covered outdoor crush pad; (6) tours and tasting by appointment only for a maximum of 30 visitors per week day and 75 visitors per weekend and 300 per week; (7) a marketing plan with 33 private wine and food tastings for the wine trade per year with a maximum of 50 people; one private harvest event per year with a maximum of 150 people and one wine auction per year with a maximum of 150 people; (8) eight full-time and six part-time employees; (9) installation of winery wastewater septic system; (10) fifteen parking spaces; (11) widening a shared private access road and installation of a left hand turn lane from Highway 29 (St. Helena Highway); and (12) a Variance to reduce the minimum 300 foot winery setback to 60 feet along a section of the shared private road. The project is located on a 11.17 acre parcel on the eastside of Highway 29, approximately 1,000 feet north of its intersection with Yount Mill Road within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel # 031-100-031) 7554 St. Helena Highway, Napa.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the variance and use permit as conditioned.

Staff Contact: Linda St. Claire 299-1348 lstclaire@co.napa.ca.us

CONTINUED FROM MARCH 18, 2009 REGULAR MEETING

EXECUTIVE SUMMARY

The Planning Commission conducted a public hearing on this project on March 18, 2009. At the request of Staff, the hearing was continued to April 1st to allow time to provide the Commission with the proposed mitigated negative declaration and supporting historical evaluation. This staff report supplements the materials provided for the March 18th meeting. Attachments included with this report consist of: 1) a staff memo concerning the historical status of the existing barns; 2) State Clearinghouse response to the Initial Study; 3) Initial Study/Mitigated Negative Declaration; 4) Project Revision Statement and Mitigation Monitoring Plan.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: Archaeological and Cultural Resources. 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 March 18, 2009 staff report for project details, findings and proposed conditions of approval.

SUPPORTING DOCUMENTS

- A . CDPD Memo
- B . Clearinghouse letter
- C . Initial Study
- D . Project Revision Statement and Mitigation Monitoring Plan

Napa County Planning Commission: Approve

Reviewed By: John McDowell