



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 4/16/2014

Agenda Placement: 8A

Continued From: 3/19/14

## Napa County Planning Commission Board Agenda Letter

---

**TO:** Napa County Planning Commission

**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services

**REPORT BY:** Sean Trippi, Principal Planner - 299-1353

**SUBJECT:** Yountville Hill Winery

---

### **RECOMMENDATION**

#### **YOUNTVILLE HILL WINERY / CS2 WINES, LLC - USE PERMIT AND AN EXCEPTION TO THE CONSERVATION REGULATIONS (P13-00279); VARIANCE (P13-00417); AND, VIEWSHED (P13-00416)**

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following areas; Biological Resources, Cultural Resources, and Transportation/Traffic. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a use permit and exception to the conservation regulations, variance, and viewshed application to establish a new winery with an annual production capacity of 100,000 gallons as follows: (1) construct two new winery buildings with approximately 14,019 sq. ft. of floor area, including a 1,208 sq. ft. reception building and a 12,811 sq. ft. winery, administration and visitor center building with 9,605 sq. ft. of unenclosed terraces; (2) construct approximately 35,588 sq. ft. of cave area, including a warming kitchen; (3) provide 37 on-site parking spaces; (4) establish a Marketing Plan with 48 events per year for a maximum of 50 guests at each event (half of the events will be scheduled to begin after 6:30 PM); six (6) events per year for a maximum of 100 guests at each event; two (2) events per year for a maximum of 200 guests at each event; and, two (2) wine auction events per year; (5) allow tours and tastings, which may include food pairing, by appointment only for a maximum of 285 visitors per day with a maximum of 1,120 visitors per week (285 Sat/Su; 110/day Mon-Fri); (6) establish hours of operation from 6 AM to 3 PM (production staff), 8 AM to 5 PM (administrative staff) and 9:30 AM to 6:30 PM (hospitality staff – visitation would occur between 10 AM and 6 PM); 7 days a week; (7) allow on-premise consumption of the wines produced on-site in the winery administration and visitor center building and terraces pursuant to the Evans Bill (AB2004); (8) employ up to 19 people; (9) install a new on-site winery process and domestic wastewater treatment system; and, (10) new landscaping, driveway improvements, water storage tanks, and signage. The proposal also includes an exception to the conservation regulations to grade/construct improvements on slopes exceeding 30%, a viewshed application to construct on slopes 15% or greater and visible

from a viewshed designated roadway (State Route 29) and a variance to allow the lower cave portal and winery related activities on the pad in front of the cave to encroach into the 600-foot setback from State Route 29, winery buildings to encroach into the 300-foot setback from a private road, a staircase at the rear of the winery building to encroach 6-feet into a 20-foot rear yard and a non-habitable portion of the structure/landscaped terrace and stairs at the third or roof level to encroach 15-feet into the 20-foot rear yard. The project site is comprised of two parcels that will be combined. An existing 4,000 sq. ft. residence (former bed & breakfast) and garage, the existing driveway from State Route 29 to the structures, and a cave will be removed as part of the proposal to facilitate construction of the winery, a new driveway, and associated improvements. The 10.9 acre project site is located on the east side of State Route 29 approximately ¼-mile south of the Yount Mill Road / State Route 29 intersection. APN's: 031-130-028 & 029. 7400 St. Helena Hwy, Napa.

**Staff Recommendation:** That the Planning Commission continue this item to its regular meeting of June 18, 2014.

**Staff Contact:** Sean Trippi, (707)-299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**Applicant Contact:** Lester Hardy, (707) 967-9610 or [lester@lhardy.com](mailto:lester@lhardy.com)

### **CONTINUED FROM THE MARCH 19, 2014 MEETING**

### **EXECUTIVE SUMMARY**

#### **Proposed Action:**

That the Planning Commission:

1. Continue the public hearing to June 18, 2014 without additional testimony.

#### **Discussion:**

A public hearing was held March 19, 2014. Based on the request of the applicant and public testimony, the Commission continued this item to April 16, 2014 to allow additional time for the applicant to address neighbor concerns. The applicant has submitted a request for an additional continuance to address the concerns raised by the neighbors (Refer to attached). Also attached is additional correspondence received since the last hearing.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

### **BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

A . Applicant's Continuance Request

B . Correspondence

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina