



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 4/16/2014

Agenda Placement: 9A

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: SHAVETA SHARMA, PLANNER III - 707-299-1358

SUBJECT: Castelluci Family Winery Use Permit P13-00140

RECOMMENDATION

CASTELLUCI FAMILY WINERY- USE PERMIT NO. P13-00140 AND VARIANCE P14-00074

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 of a Use Permit for a new 30,000 gallon per year winery as follows: 1) construction of new winery buildings totaling 12,376 square feet, including a covered crush pad, barrel storage, hospitality and tasting room, and office space; 2) construction of a Transient Non-Community Water System (a water system to serve the winery, visitors, and employees); 3) construction of 10 parking spaces; 4) construction of a left-turn lane on Zinfandel Lane; 5) tours and tastings by appointment only on a daily basis up to a maximum of 50 visitors per day and a maximum of 300 per week; 6). private promotional tastings with meals up to 12 per year with a maximum of 25 guests; marketing events up to three per year with a maximum of 60 guests; marketing events up to two per year with a maximum of 125 guests; harvest events up to two per year with a maximum of 50 guests; 7) 10 or fewer employees; 8) request for on premise consumption of wines produced on site within the hospitality building in accordance with AB 2004; 9) A Variance to encroach approximately 460 feet from the required 600 foot setback from Silverado Trail; and 10) A Napa County Road and Streets Standards Exception request to allow for a reduction in the required 600 feet lane transition leading up to the proposed left turn lane on Zinfandel Lane. The 19.30 acre project parcel is located at the northwest corner of Silverado Trail and Zinfandel Lane, within the AP (Agricultural Preserve) zoning district. APN:025-160-006. 3 Zinfandel Lane, St. Helena, Calif.

Staff Recommendation: Adopt the negative declaration and and approve the Variance, Road Exception, and Use Permit, as conditioned.

Staff Contact: Shaveta Sharma, (707) 299-1358 or shaveta.sharma@countyofnapa.org

Applicant Contact: Jon Webb, (707) 963-1217 or jwebb@albionsurveys

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Negative Declaration, based on Findings 1-5 of Exhibit B;
2. Approve Variance Request (P14-00074) based on Findings 6-10 of Exhibit B, and subject to the recommended Conditions of Approval (Exhibit C);
3. Approve the Road Exception, based on Findings 11-12 of Exhibit B, and subject to the recommended Conditions of Approval (Exhibit C); and
4. Approve Use Permit (P13-00140), based on Findings 13-17 of Exhibit B, and subject to the recommended Conditions of Approval (Exhibit C).

Discussion:

The applicant requests approval of a Use Permit for the following: 1) allow production of up to 30,000 gallons per year; 2) construction of new winery buildings totaling 8,145 square feet, a 700 square foot covered crush pad, and 3,531 square foot hospitality building including a tasting room, commercial kitchen, and office space; 3) construction of a Transient Non-Community Water System (a water system to serve the winery, visitors, and employees); 4) construction of ten (10) parking spaces; 5) construction of a twenty foot wide access driveway to the proposed winery building; 6) construction of a left-turn lane on Zinfandel Lane; 7) construction of a new well; 8) 10 or fewer employees; 9) tours and tastings by appointment only on a daily basis up to a maximum of (50) visitors per day; 10) private promotional tastings with meals up to 12 per year with a maximum of (25) guests; 11) marketing events up to 3 per year with a maximum of (60) guests; 12) marketing events up to 2 per year with a maximum of (125) guests; 13) harvest events up to 2 per year with a maximum of (50) guests; and 14) request for on premise consumption of wines produced on site within the hospitality building in accordance with AB 2004. This application also includes a Variance request to encroach approximately 460 feet from the required 600 foot setback from Silverado Trail and a Napa County Road and Streets Standards Exception request to allow for a reduction in the required 600 feet lane transition leading up to the proposed left turn lane on Zinfandel Lane. Staff finds the proposed project consistent with the Napa County Zoning Ordinance, including the Winery Definition Ordinance and General Plan 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 draft Negative Declaration, the proposed project would not have a significant environmental impact on the environment. The project is not included on a list of hazardous materials

sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

See Exhibit A.

SUPPORTING DOCUMENTS

- A . Exhibit A- Background and Discussion
- B . Exhibit B- Findings
- C . Exhibit C- Conditions of Approval
- D . Division comments
- E . Draft Negative Declaration
- F . Public comments
- G . Use Permit and Variance Application
- H . Road Exception request
- I . Traffic Study
- J . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina