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Agenda Date: 4/3/2013

Agenda Placement: 9A

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; Section 15304, Class 4, Minor Alterations in Land, and Section 15331, Class 31, Treatment of Historic Properties. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of Use Permit Modification #P12-00110 requesting approval of the following: 1) Conversion of 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) Establish 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: Determine the project categorically exempt from CEQA and approve Use Permit Modification P12-00110 as conditioned.

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

Applicant Contact : Deborah Dommen, (707) 259-4673, Debra.Dommen@tweglobal.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Find the project Categorical Exempt from CEQA based on Finding 1 of Exhibit B;
2. Approve Use Permit Modification #P12-00110 based on Findings 2-6 of Exhibit B and subject to the recommended Conditions of Approval in Exhibit C; and
3. Approve Road Modification request based on Findings 7-8 of Exhibit B and subject to the recommended Conditions of Approval in Exhibit C.

Discussion:

The applicant requests approval of a use permit modification to abandon and convert an existing bed and breakfast (Manor House) to allow hospitality uses accessory to an existing winery on site. This modification also proposes to increase the number of tours and tastings by appointment by 30 people per day (40 people total). Minor site and structural upgrades and a request for a road modification to the Road and Street Standards are proposed to bring the site into conformance with commercial standards. Staff recommends approval of the project as conditioned.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The proposed action is Categorical Exempt pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures; Section 15304, Class 4, Minor Alterations of Land, and Section 15331, Class 31, Preservation of Historic Resources. Within the context of CEQA, the overall change from the existing baseline conditions are of no net discernable change. Please see Staff's CEQA environmental analysis memo attached and incorporated herein by reference for detail regarding applicable categorical exemptions (Attachment D).

BACKGROUND AND DISCUSSION

Please refer to the attached Exhibit A.

SUPPORTING DOCUMENTS

- A . Exhibit A - Background
- B . Exhibit B - Findings
- C . Exhibit C - Conditions of Approval

- D . CEQA Memo
- E . Interdepartment Memos
- F . Road modification analysis and recommendation
- G . Application
- H . Road Modification Request
- I . Road Modification Request Exhibits
- J . Historic Report
- K . Traffic Impact Report
- L . Traffic Report Graphics
- M . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell