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Agenda Date: 4/6/2011
Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: JESSICA JORDAN, SUPERVISING PLANNER - 299-1355
SUBJECT: Quintessa Winery Use Permit Major Modification

RECOMMENDATION

QUINTESSA WINERY / HUNEEUS CHANTRE PROPERTIES LLC – USE PERMIT MAJOR MODIFICATION REQUEST - #P10-00358

CEQA Status: Negative Declaration prepared. According to the Negative Declaration, the proposed project will not have a significant environmental impact. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: Approval to modify previous use permit approval for the Quintess Winery: (1) increase the number of daily visitors from 10 per day to 100 per day; increase the number of weekly visitors from 25 per week to 500 per week; (2) increase the hours of operation from 8:00 am - 5:00 pm to 7:30 am - 6:30 pm; (3) add three 50-person marketing events to the previously approved marketing plan; (4) increase the number of onsite parking spaces from 18 parking spaces to 24 parking spaces within the existing paved area onsite; (5) remove the previous condition of approval regulating custom crush activities at the winery with no increase in overall production; (6) upgrades to the existing wastewater treatment plant. The winery project is located on a 17.66 acre parcel on the southwest side of Silverado Trail, approximately 580 feet north of its intersection with State Highway 128 within an Agricultural Preserve (AP) zoning district; Assessor's Parcel #: 030-060-061; 1601 Silverado Trail, Rutherford.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit Major Modification as proposed with conditions of approval.

Staff Contact: Jessica Jordan 299-1355 or Jessica.Jordan@countyofnapa.org

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Adopt the Negative Declaration for the Quintessa Winery Use Permit Major Modification, based on Findings 1-6 of Exhibit A;
2. Approve Use Permit Major Modification (P10-00358-MOD) based on Findings 7-11 of Exhibit A and subject to the recommended Conditions of Approval (Exhibit B).

Discussion:

This application proposes a major modification to the Quintessa Winery Use Permit, originally approved in 2000. Quintessa Winery is located on a 17.66 acre parcel on the southwest side of Silverado Trail. The major modification request includes an increase in daily and weekly visitation, an increase to the existing marketing plan, addition of parking spaces, and upgrades to the existing onsite septic system. No increase in annual production or major physical changes to the winery building itself are included in this request. Staff has determined the request has no adverse environmental impacts and is consistent with all applicable Zoning standards. The proposed visitation and marketing are similar to other wineries of this size within the valley. As such, staff recommends approval of the major modification request as conditioned.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

A Negative Declaration was prepared and circulated for public review from March 10, 2011 through March 29, 2011. According to the Negative Declaration, the proposed project will not have any impacts on the environment that require mitigation to reduce impacts to less than significant levels. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Tremont Vista LLC, c/o Huneus Chantre Properties LLC

Representative: Jeffrey Redding, AICP

General Plan Designation: AWOS (Agriculture, Watershed, and Open Space)

Zoning: AP (Agricultural Preserve)

Filed: October 25, 2010

Completed: November 18, 2010

Winery Square Feet: 47,430 square feet

Production Capacity: 180,000 gal/yr

Visitation: Current - 10 visitors per day/25 visitors per week; Proposed - 100 visitors per day/500 visitors per week

Marketing: Current - 6 events for up to 20 persons, 2 events for up to 50 persons, 2 outdoor events for up to 100 persons; Proposed - All current activities plus 3 additional events for up to 50 persons

Number of Employees: 10 full-time employees, 4 part-time employees

Days and Hours of Operation: 7 days per week, current - 8:00 AM - 5:00 PM; proposed - 7:30 AM - 6:30 PM

Parking: Current - 18 spaces; Proposed - 24 spaces

Parcel Size: 17.66 acres

Accessory/Production Ratio: meets standards

Winery Coverage: 6%

Winery Road Setbacks: 660 feet from Silverado Trail, exceeds standards

Adjacent Zoning/Land Use:

North

AW - Open Space & Winery (Three parcels: 21.3 acres, 17.3 acres, 25.3 acres)

South/East

AP - Vineyard & Rural Residence (87.5 acres)

West

AP - Open Space, Vineyard, & Rural Residence (Three parcels: 8.3 acres, 7.5 acres, 45.8 acres)

Nearby Wineries (within 3/4 mile of project site):

Round Hill Cellars - 1680 Silverado Trail
31,933 square feet; 1,250,000 gal/yr; tours and tasting by appointment (1,500/wk); no marketing

Villa Mt. Eden - 8711 Silverado Trail
34,955 square feet; 850,000 gal/yr; open to the public

Mario Perelli Minetti - 1443 Silverado Trail
6,400 square feet; 20,000 gal/yr; tasting by appointment only; no marketing

Houge Winery - 1450 Silverado Trail
1,694 square feet; 20,000 gal/yr; tours and tasting by appointment; no marketing

Rutherford Hill Winery - 200 Rutherford Hill Road
116,240 square feet; 640,000 gal/yr; open to the public

Property History:

In December 2000, the Planning Commission approved the Use Permit for the Quintessa Winery project (#99538-UP). Building permits for the facility were issued in 2001 and construction was underway shortly thereafter. The

winery opened for production and visitors in 2002.

Code Compliance History:

Based on review of the County Planning and Building files, there have been no complaints and code compliance issues filed against this property.

Discussion:

Visitation and Marketing

The proposed project includes an increase in daily and weekly visitation limits, which upon review, will not result in any adverse impacts to the existing operations and character of the winery. The requested visitation, 100 persons per day and 500 persons per week, are similar to other wineries of similar annual production levels. Staff has reviewed the increase in visitation and has not identified any negative traffic impacts associated with the additional visitors.

Hours of Operation

The proposed increase in hours of operation to 7:30 AM to 6:30 PM will allow the winery to operate outside of the peak traffic hours, alleviating some of the traffic normally occurring on Silverado Trail. The requested hours are reasonable and as such, staff recommends approval of the modification.

Facility Upgrades

The proposed project includes upgrades to the existing onsite wastewater system and an increase in parking spaces from 18 spaces to 24 total parking spaces. Upgrades to the wastewater system will occur within the existing area of the current system, within vineyards along the northern driveway entrance. Environmental Management has reviewed and approved the proposed upgrades with conditions. The additional parking spaces will be achieved by re-striping some areas of existing pavement around the winery building. No newly disturbed areas will be required to accommodate this portion of the modification.

Removal of Custom Crush Regulations

There are no concerns regarding removal of custom crush regulations as the County no longer regulates these types of activities. The winery is still subject to the existing annual production limit of 180,000 gallons per year.

Consistency with Standards:

Zoning

The project is consistent with AP (Agricultural Preserve) zoning district regulations.

Fire Department Requirements

The Fire Department recommends approval. See their November 8, 2010 memo.

Public Works Department Requirements

The Public Works Department recommends approval with conditions. See their February 3, 2011 and February 9, 2011 memos.

Environmental Management Department Requirements

The Environmental Management Department recommends approval with conditions. See their November 22, 2010 memo.

Sheriff's Department Requirements

The Sheriff's Department has reviewed this application and has no comments.

SUPPORTING DOCUMENTS

- A . Exhibit A - Findings
- B . Exhibit B - Conditons of Approval
- C . Agency Comments
- D . Use Permit #99538-UP Conditions of Approval
- E . Environmental Documents
- F . Application Materials
- G . Correspondence
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell