



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 5/1/2013

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: Chris Cahill, Land Planner - 707.253.4847

SUBJECT: White Cottage Ranch Winery Use Permit Major Modification and Road and Street Standards
Exception Application No. P12-00162

RECOMMENDATION

LAWRENCE FAIRCHILD / STEPHEN and DENISE ADAMS / WHITE COTTAGE RANCH WINERY - USE PERMIT MODIFICATION and ROAD and STREET STANDARDS EXCEPTION No. P12-00162

CEQA Status:

Subsequent Mitigated Negative Declaration Prepared. According to the proposed subsequent mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: Air Quality, Cultural Resources, Hydrology and Water Quality. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code § 65962.5.

Requests: Use Permit Major Modification to Use Permit 02130-UP, as previously modified by P04-0504-MOD, to further modify the approved 20,000 gallon per year winery as follows: 1.) alterations to the existing winery building including the addition of +/- 2,450 sq. ft. of floor area, construction of a new +/- 1,885 sq. ft. covered crush pad, addition of outdoor work areas, and the removal of existing tasting facilities; 2.) construction of +/- 2,170 sq. ft. of new hospitality space in 3 new integral structures, including a commercial kitchen; 3.) addition of 17 new parking spaces (2 of which would be ADA accessible), for a total of 25; 4.) addition of a domestic wastewater treatment and disposal system serving the proposed hospitality structure; 5.) realignment and reconstruction of portions of the existing winery access road; 6.) increase in by-appointment tours and tastings visitation from a maximum of 50 per week to a maximum of 32 per day; 7.) expansion of tours and tastings hours of operation from 10am-4:30pm to 10am-6pm; 8.) addition of food and wine pairings to tours and tastings visitation; 9.) a revised and enlarged marketing plan including food and wine pairings with four 24-person events per month, four 50-person events per year, and three 75-person auction-related events per year (in no case shall combined tours and tastings and marketing event visitation exceed 82 persons on any given day); 10.) increase in on-site employment from 2 FT and 3 PT employees to 10 or fewer employees inclusive; 11.) Evans Bill (AB2004) on-premise consumption adjacent to the proposed hospitality building; 12.) 2,947 cubic yards of cut and 1,170 cubic yards of fill with on-site disposal of the net 1,777 cubic yards of cut; 13.) addition of two 10,000 gallon domestic water tanks; 14.) a landscape plan including 45-55 Northern California Black Walnut saplings and 10 specimen-sized oaks; and 15.) like-kind 2/1

replacement of 14 removed trees as further described in a submitted additional environmental commitment. **Road and Street Standards Exception** to allow the continuing use of an existing 14' wide winery access driveway between stations 0+00 and 0+50 and between stations 13+70 and 17+78. The remainder of the winery driveway will be improved to the required 18' width.

The 62.35 and 4.65 acre project parcels (which would be legally merged subsequent to the requested approval) are located on the east side of White Cottage Road at its intersection with College Avenue, within the AW (Agricultural Watershed) zoning district. APNs. 018-120-033 & 024-111-009. 501 & 555 White Cottage Ranch Road North, Angwin, Calif., 94508.

Staff Recommendation: Adopt the subsequent mitigated negative declaration and approve the requested use permit modification and Road and Street Standards exception as conditioned.

Staff Contact: Chris Cahill, (707) 253-4847 or chris.cahill@countyofnapa.org

Applicant Contact: Donna Oldford, (707) 963-5832 or dboldford@aol.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the project subsequent mitigated negative declaration and MMRP, based on findings 1-5 of Exhibit B;
2. Approve the requested Road and Street Standards exception, based on findings 6-7 of Exhibit B; and
3. Approve use permit modification No. P12-00162 based on findings 8-12 of Exhibit B and subject to the recommended conditions of approval (Exhibit C).

Discussion:

The applicant requests approval of a use permit major modification to an operating 20,000 gallon per year winery to allow reconfiguration of and additions to the existing winery building, construction of a new hospitality building (really a complex of three small buildings), partial reconfiguration and widening of the existing winery driveway, an increase in on-site employment, an increase in by-appointment visitation, and new and additional marketing events. An exception from the County's Road and Street Standards is additionally requested to allow the continuing use of a portion of existing nonconforming winery driveway. Staff recommends approval of the project with conditions requiring merger of the two parcels, completion of roadway improvements, tree replacement, and other standard winery conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Subsequent Mitigated Negative Declaration Prepared. According to the proposed subsequent mitigated negative

declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: **Air Quality, Cultural Resources, Hydrology and Water Quality**. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code § 65962.5.

BACKGROUND AND DISCUSSION

Please see Exhibit A (attached).

SUPPORTING DOCUMENTS

- A . Exhibit A - Background
- B . Exhibit B - Findings
- C . Exhibit C - Recommended Conditions
- D . Departmental Conditions
- E . CEQA Documents (SMND, MMRP, PRS)
- F . Greenhouse Gas Analysis
- G . Additional Applicant-Submitted Letters
- H . Submitted Application Materials
- I . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell