



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 5/21/2014

Agenda Placement: 9A

Continued From: 5/7/14 and 4/6/14

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: SHAVETA SHARMA, PLANNER III - 707-299-1358
SUBJECT: Castellucci Family Winery Use Permit P13-00140

RECOMMENDATION

CASTELLUCCI 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; and 9) A Variance to encroach approximately 460 feet from the required 600 foot setback from Silverado Trail. 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: That the Planning Commission continue this item to its regular meeting of May 21, 2014.

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

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

CONTINUED FROM THE APRIL 16, 2014 AND MAY 7, 2014 MEETINGS

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Negative Declaration, based on Findings 1-5 of Exhibit A;
2. Approve Variance Request (P14-00074) based on Findings 6-10 of Exhibit A, and subject to the recommended Conditions of Approval (Exhibit B); and
3. Approve Use Permit (P13-00140), based on Findings 11-15 of Exhibit A, and subject to the recommended Conditions of Approval (Exhibit B).

Discussion:

A public hearing was held on April 16, 2014 and was continued to May 7, 2014 to allow the neighbors to fully understand the project's components and so the applicant could address concerns raised with respect to water, traffic, and visitation. A copy of the staff report has been provided in the packet for reference. Specific aspects of the revised request and the project are addressed below.

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 **and a weekly maximum of 210 visitors**; 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. It should be noted that the proposed Napa County Road and Streets Standards Exception will no longer be required per view by the Public Works Department (refer to discussion below). 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

This project was originally presented at a hearing held on April 16, 2014 and was continued due to concerns expressed by neighbors and the Commissioners with regards to traffic impacts, safety of the proposed left-turn lane, number of marketing events, and the limited number of GHG BMPS being implemented by the applicant. The item was presented again at the May 7, 2014 Planning Commission date where staff and the applicant requested a further two week continuance in order to have sufficient time to provide and present additional information to staff and the public. The applicant has responded by amending their project as outlined below.

Since the original hearing date staff received a letter from the law offices of Dickenson, Peatman, and Fogarty (DP&F) on behalf of a neighbor, dated April 21, 2014, citing concerns with the analysis of the traffic study as well as omission of a Variance request from the 600 foot required setback along Zinfandel Lane (see Attachment D). The applicant's attorney has replied to the concerns raised by neighbors and other parties in a letter dated May 12, 2014 (see Attachment D).

VARIANCE

As mentioned in the letter from DP&F the proposed winery building was originally located 590 feet from Zinfandel Lane which would necessitate a Variance from the required 600 foot setback on Zinfandel Lane. The applicant has chosen to redesign the project to relocate the structure outside of the 600 foot setback (see Attachment H).

TRAFFIC STUDY

The applicant's traffic engineer has also prepared two additional memos addressing concerns raised regarding marketing event's traffic, the left turn lane on Zinfandel Lane, the driveway location on Zinfandel Lane, the feasibility of relocating the driveway to Silverado Trail, and grape traffic to provide further analysis addressing those aspects of the project design. The additional information concludes the proposed project will not cause any significant impacts to traffic nor pose any threats to public safety (see Attachment E). The traffic study for the project accounts for the projected traffic resulting from all known approved and pending nearby projects as well as factoring in regional growth projected in the County General Plan. Applicants are responsible for the mitigating traffic impacts resulting from their project, or for their share of cumulative impacts. The additional information provided indicates that even accounting for increased grape sourcing traffic there would be no significant impacts to traffic, nor would the marketing events contribute to any additional peak am or pm trips since they must be scheduled to avoid peak traffic times.

PROJECT DRIVEWAY

The traffic engineer also looked at the feasibility of shifting the winery entrance to Silverado Trail and concluded that an entrance on Silverado Trail would be less safe than the proposed entrance on Zinfandel Lane. This is due to reduced sight line distances as a result of a curve in the road along Silverado Trail. A driveway on Silverado Trail would also have a greater environmental impact as a result of requiring additional tree removal and the need for increased grading on the project.

The Public Works Department has reviewed the additional information provided by the traffic engineer and concurs with the findings in regards to the impacts on traffic and safety of the proposed driveway location and left turn lane in their memo (see Attachment C). The left turn lane configuration and driveway entrance have been shifted an additional 30 feet to the east, allowing for an increased taper to 205 feet. The Public Works memo also indicates that the revised left turn lane design now meets the County's design standards thereby alleviating the need for a Napa County Road and Street Standards Exception. The Public Works Department has also conducted a speed

survey on Zinfandel Lane in order to evaluate the potential to further reduce the posted speed on Zinfandel Lane and will be recommending a reduction from the posted 45 miles per hour to either 35 or 40 miles per hour. This reduction will need to be adopted by the Board of Supervisors and the process to formally reduce the posted speed will take approximately three months to complete.

WATER USE

At the April 16th meeting, a representative of the Mount Veeder Stewardship Council made comments regarding the applicant's water use. As stated by the winery's winemaker during the May 7th hearing the vineyards are currently dry farmed with no future plans to irrigate the vineyards. The Findings (Exhibit A) reflect the water use of the proposed winery and operations and allocated 7.5 AF/YR for potential irrigation of the vineyards from the water rights the property owner has to the Napa River (see Attachment F).

VISITATION/MARKETING

As noted in the original staff report, the 30,000 gallons per year winery is on the high end for visitation and events with similarly sized wineries. There are currently no policies or methodologies in place limiting the number of daily visitors or events or to tie marketing events with production capacity or other criteria. However, in response to the concerns voiced by the Planning Commission, the applicant has voluntarily reduced weekly visitation from 300 visitors to 210 visitors which averages 30 visitors a day. No changes are proposed to the number and size of Marketing events. Staff has analyzed the project based on the impacts of the original visitation numbers and found there would be no significant impacts. This reduction would further reduce the number of traffic generated and peak trips as part of this project. The applicant is required to install a left turn lane, as well as, abide by standard conditions of approval limiting visitation during peak traffic hours.

GREENHOUSE GASES

The applicant had also submitted a revised Voluntary Best Management Practices Checklist committing to incorporate additional measures to limit impacts on the environment from the project. The additional components to be incorporated are: alternative fuel vehicles in fleet, vehicle miles traveled reduction plan, bicycle incentives, low impact development, water efficient landscape, recycle 75% of waste, compost 75% of food and garden material, implement sustainable purchasing and shipping programs, planting of shade trees, electrical vehicle charging station, efficient site design, limit grading and tree removal, become Certified "Napa Green Land", local food production, 70-80% cover crop, and retain biomass on site via chipping or pruning (see Attachment G).

No other changes to the project are requested at this time. Revised Project Findings (see Exhibit A) and revised Conditions of Approval (see Exhibit B) including final Division/Department Conditions (refer to Attachment C) have been provided for Commission action on this project. It should be further noted that staff finds the proposed project, as presented to date, consistent with the Napa County Zoning Ordinance, including the Winery Definition Ordinance, and General Plan, and recommends approval of the project (as revised) subject to the revised conditions of approval.

SUPPORTING DOCUMENTS

- A . Exhibit A- Findings Revised
- B . Exhibit B - Revised Conditions of Approval
- C . Division memos
- D . Public correspondence
- E . Amended Traffic Study
- F . Napa River Water Rights

G . Greenhouse Gases BMPs Revised

H . Graphics Revised

I . Previous Staff Reports

Napa County Planning Commission: Approve

Reviewed By: John McDowell