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A Commitment to Service

Agenda Date: 5/7/2014

Agenda Placement: 9A

## Napa County Planning Commission Board Agenda Letter

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**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

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### **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:** 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](mailto:shaveta.sharma@countyofnapa.org)

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

**CONTINUED FROM THE APRIL 16, 2014 MEETING****EXECUTIVE SUMMARY****Proposed Action:**

That the Planning Commission:

1. Continue the public hearing to May 21, 2014.

**Discussion:**

A public hearing was held on April 16, 2014 and was continued to the date certain of May 7, 2014 in order allow the applicant time to address the concerns raised with further evidence. A copy of the staff report has been provided in the packet for reference. At the time of preparation of this report, staff had not received all the necessary information to make a recommendation on the project. Therefore, staff is recommending a continuance to a date certain of May 21, 2014 in order to complete our assessment of all project concerns, and to allow any further analysis to be submitted and reviewed by staff and the public prior the Planning Commission making a final decision on this application.

**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****SUPPORTING DOCUMENTS**

- A . Staff Report of April 16, 2014

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina