



Agenda Date: 6/4/2008
Agenda Placement: 7B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Mary M Doyle, Principal Planner - 299-1350
SUBJECT: Pernod Ricard USA, LLC - Domaine Mumm Winery Expansion Use Permit Modification #P07-00872 MOD Major

RECOMMENDATION

PERNOD RICARD USA, LLC. (FORMERLY MUMM NAPA ESTATES, LLC.) / JAMES R. MCNEILL / MUMM NAPA ESTATES WINERY - USE PERMIT MODIFICATION #P07-00872-MOD

Request: Approval of use permit modification #P07-00872-UP major modification to use permit nos. U-628687 through 99375-MOD to increase winery maximum total production capacity from 500,000 to 850,000 gallons per year; (2) construct an uncovered outdoor deck totaling 2,250 square feet and 2 new winery storage sheds totaling 3710 square feet for a winery totaling 410,089 square feet; (3) increase the total number of employees from 60 to 72; and (4) expand the existing winery waste water system to accommodate the increased production capacity. An additional request is to allow outdoor wine tasting on the new deck. No other changes are being requested. The project is located a 73.16 acre parcel on the west side of Silverado Trail, approximately 3500 south of Sage Canyon Road (State Highway 128) within an AP (Agricultural Preserve) zoning district (Assessor's Parcel Number 030-200-030), St Helena.

Staff Recommendation: Approve negative declaration and use permit modification with recommended conditions of approval.

Staff Contact: Mary Doyle 299-1350

EXECUTIVE SUMMARY

The project consists of an expansion of an existing winery production capacity by 350,000 gallons. The increase in capacity will occur within the previously approved production building therefore no new construction is necessary. Twelve additional full time employees will be hired to accommodate the additional production capacity. There will be a corresponding expansion of the winery waste water and septic systems for production increase and new employees. Two new relatively small structures totaling 3,710 square feet will be attached to the east side of the existing Winery building. An existing outdoor gravel area between the existing visitor's center and winery structures will be expanded to include a 2,250 square foot split level deck with low retaining walls. The uncovered deck will be made of wood and will surround, but not enclose

the existing oak tree to ensure its survivability. The deck will not be visible from Silverado Trail due to the intervening winery entrance/driveway and existing mature landscaping. Additionally, a change to a previous condition of approval (#7 of U-628687) will allow the new deck to be used for wine tasting only. The previous condition is not allow for any outdoor activities. No other changes are being requested.

Proposed Action:**FISCAL IMPACT**

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: A Negative Declaration has been prepared. According to the Negative Declaration, the proposed project would not have the potential for significant impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner: Pernod Ricard USA, LLC (formerly Mumm Napa Estates/Domaine Mumm LLC)

Applicant/Representative: Robert McNeill

Zoning: Agricultural Preserve (AP)

GP Designation: Agriculture, Watershed, Open Space (AWOS)

Filed: December 19, 2007

Winery size (existing): 126,647 square feet

Winery size (proposed): 130,357 square feet and 2,250 square feet of uncovered deck

Production Capacity (existing): 500,000 gallons

Production Capacity (proposed): 850,000 gallons

Visitation (existing): 2,300-2,900 per week average

Visitation (proposed): no change to existing

Marketing (existing): none

Marketing (proposed): none

Number of Employees (existing): 60 full time and 30 part time employees

Number of Employees (proposed): 72 full time and 30 part time employees

Hours of operation (existing): 7 a.m. to 6 p.m. everyday (365 days/year)

Hours of operation (proposed): no change

Parking: 91 total space (50 for customers including 4 ADA, 41 for employees)

Adjacent Zoning/Land Use:

Direction	Land-Use	Zoning	Acreage
North	Agricultural, rural residential	AP	25 acres
South	Agricultural, rural residential	AP	140 acres
East	Agricultural, rural residential	AW	4 acres
West	Agricultural, rural residential	AP	11 acres

Property History: The property is entirely developed with the existing winery, associated facilities and vineyard. The winery is pre-WDO. The nearest point of the winery is setback approximately 165 feet down slope from Silverado Trail.

The following is a chronological summary of the use permit activities associated with the parcel:

1987: #U-628687 for 500K gallon winery with tours & tastings under Domaine Mumm.

1988: Minor modification administratively approved to increase visitor center by 400 SF (from 9200 to 9600), from a 2-story to a single story, keeping it attached to existing winery production building by covered walkway, and increase parking spaces to 192.

1989: Minor modification administratively approved for a standing alone visitor center with gravel terrace between center and production center.

1990: SP 89-12 Entrance & signage administratively approved.

1996: #95675-MOD for visitor center store room expansion by 274 SF and enclosure of an existing 150 SF storage area.

2000: #99375-MOD for temporary trailer (1800 SF) as office space for 24 months for up to 6 existing winery employees.

Code Compliance History: There is no record of any code compliance issues with the parcel.

Discussion: The proposed increase in gallonage will occur in the previously approved, but yet to be construction production facility. The new construction of the temporary shed will facility the construction of the production facility. Once the production facility is complete, the temporary shed will be demolished. This expansion is anticipated to be a routine winery expansion activity. The expansion area is all within the previously approved winery footprint. One exception is a proposed pretreatment facility associated with the winery waste water and septic systems. The proposed location may remove approximately ½ acre of existing vineyard easterly of the existing process waste and fire protection ponds. The existing leachfield and reserve area will be expanded to accommodate the proposed leachfield and reserve area. At this writing to accommodate the increase in production capacity and employees, three (3) options waste water and septic systems are proposed. The 3 options have be reviewed and conditioned by the Environmental Management to indicate that the applicant must choose a specific system at the permit stage. Issues are not anticipated.

The increase of 350,000 gallons capacity is subject to the Winery Definition ordinance that 75% of the grapes shall be of Napa County origin.

Consistency with Standards:

1. Zoning: The proposed project complies with all zoning requirements. The proposed project is a permitted uses in the AP. The AP zoning district permits agriculture and allows wineries with a use permit.
2. Building/Fire Code: As proposed and conditioned, this project complies with the building and FIRE codes.
3. Public Works: As conditioned the project will comply with the applicable standards and guidelines under the Department of Public Works discretion.
4. Environmental Management Standards: As conditioned the project will comply with the applicable standards and guidelines under the Department of Environmental Management discretion.

SUPPORTING DOCUMENTS

- A . Proposed Resolution with Conditions of Approval
- B . FIRE comments
- C . Public Works comments
- D . Environmental Management Comments
- E . Application and supplemental information
- F . Phase 1 Water Study
- G . Traffic Study
- H . Previous Conditions of Approval, U-628687
- I . Previous Conditions of Approval, 95675-MOD
- J . Negative Declaration and Initial Study
- K . Correspondence
- L . Grape source
- M . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell