



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 6/6/2012

Agenda Placement: 9B

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** Charlene Gallina for Hillary Gitelman - Director  
Conservation, Development & Planning

**REPORT BY:** Chris Cahill, Planner - 707.253.4847

**SUBJECT:** Krupp Brothers Winery, Use Permit P11-00348 and Stream Setback Exception P11-00495

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### **RECOMMENDATION**

#### **JAN KRUPP / BART & PATRICIA KRUPP / KRUPP BROTHERS WINERY - USE PERMIT No. P11-00348 & STREAM SETBACK EXCEPTION No. P11-00495**

##### **CEQA Status:**

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

**Requests: Use Permit** to establish a new 50,000 gallon per year winery with: 1.) a +/- 13,675 sq. ft. two level (one story plus a cellar) production building; 2.) a +/- 675 sq. ft. covered crushpad; 3.) conversion of a +/- 4,525 sq. ft. existing residence into a winery hospitality and administration building with a commercial kitchen; 4.) up to 10 employees; 5.) 25 parking spaces (including 2 ADA-accessible spaces); 6.) by-appointment tours and tastings including food/wine pairings with a maximum of 124 and an average of 60 visitors per day; 7.) hours of operation from 8 am to 6 pm, daily; 8.) Evans Bill (AB2004) on-premise consumption at the proposed hospitality building entry courtyard; 9.) an annual marketing plan with 105 24-person events, eight 75-person events, and two 125-person events annually (excepting the days on which 125-person marketing events occur, combined tours and tastings and marketing event visitation will not exceed 124 persons on any day); 10.) new winery domestic and process wastewater treatment and disposal systems; 11.) a 12 foot tall 50,000 gallon recycled water holding tank and a 12 foot tall 40,000 gallon fire-flow and domestic water tank; 12.) grading including 3,300 cubic yards of net cut, with spoils disposed of on site; 13.) abandonment of the existing residential driveway and construction of a relocated 18 foot wide winery access drive; 14.) demolition of the existing Hardman Creek bridge and construction of a new 20 foot wide bridge in roughly the same location; 15.) construction of a 4 to 7 foot tall stone wall and entry structure, partially within the Silverado Trail right-of-way; 16.) installation of a southbound Silverado Trail center left-turn lane at the proposed winery driveway; and 17.) a landscape and Hardman Creek stream restoration plan.

**Conservation Regulations Exception** to allow encroachment within required setbacks from Hardman Creek (85 feet required, 38 feet proposed).

The 13 acre project parcel is located on the east side of the Silverado Trail, approximately ½ mile south of its intersection with Soda Canyon Road, within the AP (Agricultural Preserve) zoning district. APN: 039-610-006. 3150 Silverado Trail, Napa, Calif., 94558

**Staff Recommendation:** Adopt the mitigated negative declaration and approve the requested use permit and Conservation Regulations stream setback exception as conditioned.

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

## **EXECUTIVE SUMMARY**

### **Proposed Actions:**

That the Planning Commission:

1. Adopt the project mitigated negative declaration and MMRP, based on findings 1-5 of Exhibit B;
2. Approve Conservation Regulations stream setback exception No. P11-00495 based on findings 6-12 of Exhibit B; and
3. Approve use permit No. P11-00348 based on findings 13-17 of Exhibit B and subject to the recommended conditions of approval (Exhibit C).

### **Discussion:**

The applicant requests approval of a use permit to allow the construction of a new 50,000 gallon per year winery in approximately 14,000 square feet of new and repurposed buildings on a 13 acre parcel located on the east side of the Silverado Trail, south of its intersection with Soda Canyon Road. The proposed Krupp Brothers Winery would have up to 124 by-appointment tours and tastings visitors daily and a marketing plan with 115 events annually, the vast majority of which would be smaller 24-person events; larger events would be less frequent and would range from 75 to 125 visitors. A Conservation Regulations stream setback exception is additionally requested to allow roadway improvements and alterations to the existing residence within required setbacks from Hardman Creek. A mitigating creek restoration plan is proposed and submitted biological studies indicate that the project will have a net positive impact on Hardman Creek and its riparian gallery. Staff recommends approval of the project with conditions requiring completion of roadway improvements prior to winery occupancy and other standard winery conditions of approval.

## **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

## **ENVIRONMENTAL IMPACT**

**Mitigated Negative Declaration Prepared.** According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following area: **Biological Resources**. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

**BACKGROUND AND DISCUSSION**

Please see Exhibit A (attached).

**SUPPORTING DOCUMENTS**

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

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina