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Agenda Date: 6/6/2012

Agenda Placement: 9C

## 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:** LINDA STCLAIRE, PLANNER II - 707.299.1348  
**SUBJECT:** Larkmead Vineyards Use Permit Modification

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### **RECOMMENDATION**

#### **LARKMEAD VINEYARDS - SOLARI ESTATE VINEYARDS - USE PERMIT MODIFICATION (P12-00105)**

**CEQA Status:** A Negative Declaration was prepared. According to the proposed negative Declaration, the project would not have any potentially significant effects. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

**Request:** Approval to modify Use Permit #P04-0204 to construct an approximately 9,530 square foot building for barrel storage, office, tasting/conference room, wine library, an employee breakroom with a commercial kitchen for food pairings, and restrooms. The proposal includes an increase in employees from four full-time and two part-time to six full-time and four part-time and an additional five parking spaces for a total of 15 spaces. The building will be constructed utilizing the same materials and in the same design as the previously approved winery building with board and batten siding, a cultured stone face and corrugated roofing. No increases to production or visitation have been proposed.

The 18 acre project site is located on the north side of Larkmead Lane 0.33 miles east of Highway 29 within a AP (Agricultural Preserve) zoning district. (Assessor's Parcel 020-240-001-000), 1100 Larkmead Ln, Calistoga.

**Staff Recommendation:** Adopt the Negative Declaration and approve the Use Permit as conditioned.

**Staff Contact:** Linda St. Claire, (707) 299.1348 [linda.stclaire@countyofnapa.org](mailto:linda.stclaire@countyofnapa.org)

### **EXECUTIVE SUMMARY**

**Proposed Actions:**

That the Planning Commission:

1. Adopt the Negative Declaration based on Findings 1-5 of Exhibit A; and
2. Approve Use Permit Modification P12-00105 based on Findings 6-10 of Exhibit A and subject to the recommended conditions of approval of Exhibit B.

**Discussion:**

This project consists of constructing a new 9,530 square foot barrel building adjacent to the existing winery for a total of 18,263 square feet. A portion of the new barrel building will include a tasting/conference room, wine library, restrooms, and an employee breakroom with a commercial kitchen to allow preparation of catered food for food pairings. The project also includes an increase of employees from four full-time and two part-time to six full-time and four part-time and upgrades to the driveway with new emergency vehicle turnouts and an additional five parking spaces. No increase in production or visitation is proposed with this modification although the current production has been less than the allowed due to constraints for barrel storage. The proposed building will allow for the full operational production levels of 36,000 gallons per year, to occur. Staff has no objections to Larkmead Vineyard's request, and finds the project consistent with the Winery Definition Ordinance and other applicable provisions of the Zoning Ordinance, subject to standard conditions.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

Negative Declaration prepared. According to the Negative Declaration the proposed project would not have any significant effects. 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:** Solari Vineyards

**Applicant:** Larkmead Vineyards, Colin MacPhail, General Mgr (707) 942-0167

**Representative:** Beth Painter (707) 287-9089

**Zoning:** AP (Agricultural Preserve)

**General Plan Designation:** AR (Agricultural Resource)

**Filed:** March 23, 2012    **Determined Complete:** May 18, 2012

**Parcel Size:** 17.83 acres

**Production Capacity:** 36,000 gallons per year. **No proposed increase.**

**Existing Building Size:** One building 7,077 square feet of gross floor area.

**Proposed Building Size:** A one story 9,530 square foot structure. **Total Square Footage:** 16,607 square feet.

**Accessory to Production Ratio:**

Current: 31.1%

Proposed: 22.8%

**Hours of Operation:** 7a.m. - 6p.m., seven days per week. **No changes proposed.**

**Employees:**

Existing: Four full-time and two part-time

Proposed: Six full-time and four part-time

**Visitation:**

Tours and Tastings: By appointment only, forty persons per day average of 120 per week. **No changes proposed.**

Marketing: Three events per month for a maximum of 25 persons. Two events per year for a maximum of 120 persons. **No changes proposed.**

**Winery Coverage:**

Existing: 11,159 square feet

Proposed: 23,910 square feet - 3.08% (maximum allowed 25% or 15 acres, whichever is less). **No changes proposed.**

**Winery Development Area:**

Existing: 40,373 square feet or 5.19%

Proposed: 62,426 square feet or 8.03%

**Existing Parking:** 10 off-street parking spaces

Proposed additional parking: 5 spaces

Proposed Total Parking: 15 spaces

**Adjacent Zoning / Land Use:**

North AP - Agricultural Preserve - a 70.17 acre parcel - vineyard (Diageo North America Inc)

South AP - Agricultural Preserve - a 18.4 acre parcel - vineyard and single family residence (Delfino)

East AP - Agricultural Preserve - a 14.3 acre parcel - vineyard (Larkmead)

West AP - Agricultural Preserve - a 1.23 acre parcel - Larkmead B&B (Garbarino).

**Nearby Wineries:** (within 1 mile)

Frank Rombauer Cellars, 1091 Larkmead Ln. Producing 564,500 gallons per year, Visitation - public.

Madrigal Vineyards, 3718 N St Helena Hwy. Producing 36,000 gallons per year, Visitation - by appointment.

Wermuth Winery, 3942 Silverado Trl. Producing 20,000 gallons per year, Visitation - public.

Alta Vineyard Cellar, 1311 Schramsberg Rd. Producing 5,000 gallons per year, Visitation - by appointment.

Schramsberg Vineyards Winery, 1400 Schramsberg Rd. Producing 180,000 gallons per year, Visitation - by appointment.

**Property History:**

**September 2004**

The Planning Commission approved Use Permit P04-0204-UP, to allow for the establishment and construction of a 36,000 gallon per year winery, a 7,077 square foot winery building, a 12, 224 square foot crush pad, retail sales and tours and tastings by appointment only (40 persons per day and 120 per week), four full-time and two part-time employees, an access road, parking on-site for 10 vehicles, landscaping, a new septic system and a marketing plan (three private wine and food events per month for 25 people and two special wine and food events per year for a maximum of 120 people). An appeal to the Planning Commission's decision was filed by the Larkmead Inn Bed & Breakfast on September 16, 2004. An agreement was reached between the two parties to realign the access driveway to the winery and the appeal was formally withdrawn on October 29, 2004.

### **September 2005**

A Very Minor Modification was approved (P05-0247) to allow construction of a shade structure and outdoor barbecue, adding office space in exchange for existing storage, screening in a section of the tasting facilities covered porch and increasing the size of the water tank from 30,000 gallons to 51,300 gallons for fire protection.

### **June 2007**

A Very Minor Modification was approved (P07-00326) to allow construction of a 2,156 square foot addition to the existing crush pad with a new cover.

**Code Compliance History:** There are no current code compliance issues on the parcel.

### **Discussion Points:**

1. Proposal - The proposed barrel building is designed in an agrarian style of architecture. The existing winery is clad in board and batten siding painted white, with a stone facade base and a metal seamed roof. The proposed building will utilize the same materials.
2. Circulation - The proposal includes five additional parking spaces at the north side of the building, to include employee accessible parking and the addition of three emergency vehicle turn areas, one on the north side of the proposed building, one on the south and one on the east side of the existing building.
3. Greenhouse Gas - As indicated in the Negative Declaration, Napa County requires applicants to consider methods to reduce Green House Gas emissions consistent with General Plan Policy CON-65(e). The County's Draft Climate Action Plan would require discretionary projects to reduce their Green House Gas emissions to 38% below "business as usual" volumes as of 2020 through the application of a combination of State, local, and project specific programs and policies. Because the Draft plan has not yet been formally adopted, it cannot be considered a formal threshold of significance for CEQA purposes. Nonetheless, the project was analyzed for consistency with the Draft Climate Action Plan (refer to Attachment F). Given the proposed reduction measures incorporated into the project, (incorporating additional solar panels on the proposed structure) the applicant would be able to reduce emissions by 38%. The "business as usual" emissions were calculated by Planning staff using CalEEMod GHG modeling software, resulting in modeled annual emissions of 246 metric tons of carbon dioxide equivalents (MT C02e).

### **Consistency with Standards:**

**Zoning** - The project is consistent with AP (Agricultural Preserve) District regulations. A winery (as defined in Napa County Code Section 18.08.640) and uses in connection with a winery (see Napa County Code Section 18.16.030) are permitted in the AP (Agricultural Preserve) District with an approved use permit. The project as conditioned complies with the Napa County Winery Definition Ordinance and all other requirements of the Zoning Code as applicable.

**Division Requirements** - The Building Division, Assistant County Fire Marshall, Public Works and Environmental

Management Department recommends approval with conditions (refer to Attachment D).

**SUPPORTING DOCUMENTS**

- A . Proposed Findings
- B . Proposed Conditions of Approval
- C . Previous Conditions
- D . Department/Agency Comments
- E . Negative Declaration
- F . Greenhouse Gas Summary
- G . Application
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina