



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 6/7/2017

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: Charlene Gallina, SUPERVISING PLANNER - 299-1355
SUBJECT: Truchard Family Winery

RECOMMENDATION

ANTHONY M. & JO ANN TRUCHARD / TRUCHARD FAMILY WINERY / USE PERMIT P14-00330-UP & VARIANCE P14-00331-VAR

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The property is on the California Environmental Protection Agency's list of hazardous sites (Government Code Section 65962.5), but is listed as a closed site. In 2005, there was a minor spill of chlorinated pesticides and/or hazardous material contamination in the soil. The spill was remediated and the site was closed in 2006, and is therefore not considered to have any potential significant environmental effect.

Request: Approval of a Use Permit to allow the construction of a new 100,000 gallon winery with the following characteristics: 1) Construction of a 33,702 sf winery building and a 1,200 sf attached covered crush pad; 2) Tours and tastings by appointment with a maximum of 40 visitors per weekday and 60 visitors on weekends/holidays for a maximum weekly total of 320 visitors; 3) A marketing program, which consists of two events per month for up to 30 people and four annual events for up to 150 people. Portable restrooms to be provided for events over 90 people; 4) Establishment of commercial catering kitchen for food and wine pairing activities; 5) Provision of food and wine pairings for the tours and tastings; 6) Employment of four full time and three part time employees; 7) Establishment of hours of operation: Monday through Sunday - visitation 10:00 a.m. – 6:00 p.m., and non-harvest production 8:30 a.m. - 5:30 p.m.; 8) On premises consumption of wines produced on site within the winery building and adjacent patio areas in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; 9) Construction of 13 parking spaces; 10) Improvement of the southern existing driveway dedicated to winery visitors in conformance with the Napa County Road and Street Standards. The northern driveway to be dedicated for agricultural purposes, employees and production activities of the winery; 11) Construction of a new entry gate and winery signage for the southern driveway; 12) Replacement of the existing wooden bridge with a clearspan bridge in compliance with California Department of Fish and Wildlife and Napa County Conservation Regulations; 13) Construction of an on-site wastewater system with disposal of treated wastewater on vineyards

on the adjacent 26 acre parcel (APN: 043-040-003); 14) On-site water storage tanks and utilizing the existing connection to the Congress Valley Water Department and/or well on the adjacent parcel (APN 043-061-022). A Variance application (P14-000331-VAR) is also requested to allow construction of the winery 178 feet within the 600 foot winery setback of Old Sonoma Road. The project is located on an approximately 11.52 acre parcel, within the AW: Agricultural Watershed zoning district approximately 1,320 feet south of Congress Valley Road and Old Sonoma Road intersection approximately 225 feet on the east side of the Old Sonoma Road located at 4062 Old Sonoma Road, Napa CA.; APN: 043-040-001. The project will rely on the adjacent 26 acre vineyard parcel (APN: 043-040-003) to dispose of the treated wastewater and utilize the existing connection to the Congress Valley Water Department and/or well on the adjacent parcel (APN 043-061-022).

Staff Recommendation: Drop the item from the agenda and re-notice for a future hearing date.

Staff Contact: Charlene Gallina, Supervising Planner, (707) 299-1355 or charlene.gallina@countyofnapa.org

Applicant Contact: Katherine Philippakis, Esq. and Kirsty Shelton Gerosa; Farella, Braun + Martel; 899 Adams Street, St. Helena, Napa, CA 94574; (707) 967-4000; kgerosa@fbm.com & kp@fbm.com

ITEM CONTINUED FROM THE MAY 3, 2017 PLANNING COMMISSION MEETING.

TO BE DROPPED FROM THE AGENDA AND RE-NOTICED FOR A FUTURE DATE.

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Drop the item from the agenda and re-notice for a future hearing date.

Discussion:

The proposal is to construct and operate a new winery with a production capacity of up to 100,000 gallons. The winery would consist of a 33,702 sf winery building and a 1,200 sf attached covered crush pad. The application proposes a maximum of 40 visitors per weekday (Monday through Thursday) and 60 visitors on weekends (Friday through Sunday)/holidays for a maximum weekly total of 320 visitors. The marketing program will consist of two events per month for up to 30 people and four annual events for up to 150 people. Portable restrooms will be provided for events over 90 people. Furthermore, a Variance is being requested to permit the winery building to be located within the required 600-foot winery setback from Old Sonoma Road. The winery is proposed approximately 412 feet from the centerline of Old Sonoma Road requiring a variance of 178 feet.

This item was scheduled to be heard on May 3, 2017. However, in response to public comments received from Davidon Homes and the law firm of Perkins Coie, LLP on May 2, 2017, the applicant's representative requested a continuance of the item to June 7th in order to have an opportunity to review their comments and present a response to staff and the Commission. After review of the comments, staff and the applicant's team have determined that additional environmental analysis is warranted before any action is taken on this project. In response to this direction, staff will be required to recirculate a new environmental document. Given this, staff is requesting that the item be dropped from the agenda and re-noticed for a future hearing date.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT**BACKGROUND AND DISCUSSION**

On May 3, 2017, the applicant's representative requested a continuance of this item to June 7, 2017 in response to public comments received from Davidon Homes and the law firm of Perkins Coie. In review of this correspondence, staff and the applicant have determined that additional environmental analysis is required and that the new environmental documentation to be prepared for this project will need to be recirculated. As a result, staff has been working with the applicant's team to conduct this additional analysis and prepare a new environmental document. Upon completion, the draft environmental document will be resent to the State Clearinghouse, Davidon Homes/Perkins Coie, and the public for a 30-day recirculation. The scheduling of a new public hearing will occur at this time also.

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina