



Agenda Date: 7/16/2008
Agenda Placement: 8B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Sean Trippi, Principal Planner - 299-1353
SUBJECT: Opus One Farm Management Facility

RECOMMENDATION

OPUS ONE / OPUS ONE FARM MANAGEMENT FACILITY - USE PERMIT #P07-00745-UP

Request: Approval of a Use Permit to construct a 14,324 square foot farm management facility. No physical changes to the existing winery or winery operations are proposed. The project is located on a 49.30 acre parcel on the north side of Oakville Cross Road approximately 1,838 feet east of its intersection with St. Helena Highway (State Highway 29) within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 031-020-007-000). 1144 Oakville Cross Road, Napa (in the Oakville vicinity).

Staff Recommendation: Adopt the negative declaration and approve the use permit with the proposed conditions of approval.

Staff Contact: Sean Trippi 299-1353

EXECUTIVE SUMMARY

Proposed Action:

1. That the Planning Commission adopt the Negative Declaration for the Opus One Farm Management Facility, based on findings 1-6 of Exhibit A (attached); and,
2. That the Planning Commission approve Use Permit P07-00745 based on findings 7-11 of Exhibit A and subject to the conditions of approval (Exhibit B).

Discussion:

Farm management activities are considered an agricultural use by definition in County Code Section 18.080.040 (E). Farm management buildings that exceed a gross floor area of 5,000 square feet in a single building require a use permit.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste sites enumerated under Government code section 65962.5

BACKGROUND AND DISCUSSION

Owner: Opus One

Applicant: Gary Caravantes

General Plan Designation: AR - Agricultural Resource

Zoning: AP - Agricultural Preserve

Filed: October 9, 2007

Building Size: 14,324 square feet

Number of Employees: Three (3) employees, a mechanic and two field supervisors, will work out of the facility and approximately 20 employees will work in the vineyards. All are currently employed by Opus One.

Hours of Operation: Typically an 8-hour day (except harvest), 7 days a week. The mechanic will spend approximately 60% of his time at the facility. The field supervisors will spend approximately 20% of their time at the facility.

Parking: 4 spaces for the employees utilizing the building, the field personnel park in and around the vineyards.

Adjacent Zoning / Land Use:

Opus One owns two contiguous properties that are bordered on three sides by State Highway 29 to the west, Oakville Cross Road to the south, and the Napa River to the east. Each property consists of 49.3 acres. The easterly most property includes the existing Opus One winery, vineyards, wastewater treatment pond, and the development area for the proposed farm management facility. The westerly most property is planted in vines. The southwest corner of the vineyard property is zoned CL, Commercial Limited, adjoining Highway 29, Oakville Cross Road and the Oakville Grocery.

North: AP-Agricultural Preserve - Two parcels adjoin the project site and adjacent vineyards owned by Opus One; an 8-acre parcel to the northeast with vineyards and a single-family residence, and a 4.25-acre parcel to the northwest with two residences. Beyond are Nickel & Nickel winery, Turnbull Cellars, vineyards and scattered residences.

South: AP-Agricultural Preserve - Immediately across Oakville Cross Road from the development area are two properties under the same ownership; a 16.7-acre "L"-shaped parcel with aboveground wastewater treatment ponds, that includes open land to the east of the ponds that adjoins the Napa River, and a 1.2-acre parcel with a residence. To the west of these two parcels is a 22.7-acre vineyard. The Napa Wine Company is located at the southeast corner of Highway 29 and Oakville Cross Road.

East: AP-Agricultural Preserve - The eastern boundary of the project site abuts the Napa River. Across the river are two parcels; a 49.8 acre property with vineyards and a single-family home adjoining Oakville Cross Road and a 16-acre property with vineyards and two residences. Beyond are vineyards and scattered residences.

West: AP-Agricultural Preserve - The adjacent 49-acre vineyard is owned by Opus One Winery. The vineyard adjoins Highway 29 and Oakville Cross Road, to the west and south, respectively, and surrounds Oakville Grocery on three sides. Across the highway are vineyards and facilities owned by the Napa Valley Wine Train. The Robert Mondavi winery is slightly to the northwest of the Opus One vineyard property.

Property History:

February 1989

The Conservation, Development and Planning Commission approved a Use Permit (#U-88889) authorizing the construction of a 60,000 sq. ft. winery with tours and tasting by appointment only. Approved annual processing capacity was 82,000 gallons per year.

February 1990

The Conservation, Development and Planning Commission approved a Modification to the Use Permit (#U-88889) authorizing the construction of a 20,000 sq. ft. addition to the winery for fermentation and barrel storage. No increase to annual production was approved.

October 2002

The Conservation, Development and Planning Commission approved a Use Permit Modification (#02373-MOD) increasing the annual production capacity from 82,000 to 110,000 gallons per year. No additions to the building were approved.

Code Compliance History: Based on a review of Department files, there are no records of code compliance issues on the property.

Discussion:

1. Farm management use - Farm management activities are considered an agricultural use by definition in County Code Section 18.080.040(E) provided that they meet all of the standards in subsections (E)(1) through (E)(6) of 18.080.040, as specified in Exhibit A. Farm management buildings that exceed a gross floor area of 5,000 square feet in a single building require a use permit. Farm management facilities may include multiple buildings of 5,000 square feet or less without the requirement of a use permit. The facility will be used exclusively to maintain or store equipment, supplies and materials for the vineyards owned by Opus One. The proposed farm management facility together with the existing winery occupy less than 25% of the property.

2. Building design/site layout - The building is "U"-shaped with the opening facing east toward the existing water tank, fire pump house, and waste treatment pond and reservoir for the winery. The site plan shows a future expansion next to the pump house. The expansion area is not included with this application and will require separate review and approval. The building is approximately 72 feet from the property line adjoining Oakville Cross Road. The courtyard provides access to several roll-up doors that lead to tractor and equipment storage bays and a work shop/repair area. The building also includes a wash bay, separate parts, pesticide, and small tool storage

areas, a mechanical room, and three small offices, locker room and restrooms with a mezzanine above. A fueling area is provided at the northeast corner of the building. Parking is provided at the southeast corner of the building. The exterior building materials consist of concrete block with a stucco/cement plaster finish, glass panels below the roof eaves, and gray slate roof shingles. The colors and finishes are compatible with the existing winery.

3. Access - Access to the facility is proposed from an existing service driveway for employees and deliveries that leads from Oakville Cross Road to the winery. A second driveway is proposed from Oakville Cross Road that leads to the parking area and courtyard. Both driveways are gated. There is also an existing service drive between the water tank and fire pump building and pond/reservoir, but it will not allow vehicular access to the facility.

4. Landscaping - Vines will be replanted between the building and Oakville Cross Road. Additional trees will be planted along the road and around the facility.

Consistency with Standards:

All reviewing departments/agencies have found the project as proposed and conditioned to be consistent with their respective requirements and regulations.

1. Zoning - Site layout, building design, coverage, and setbacks comply with all applicable zoning regulations. The facility, as proposed and conditioned, will comply the requirements for farm management uses described in Section 18.080.040(E.1-6) of the Zoning Ordinance.

2. Building/Fire Code - The project has been designed to comply with all applicable building and fire codes. Access to the building is excellent. It is anticipated that the applicant will submit for building permits a short period after receiving approval.

3. Public Works - Grading, drainage and parking improvements will be constructed to County road and street standards. An encroachment permit will be required for the new driveway on Oakville Cross Road. The anticipated water use is within the established threshold for the property.

4. Environmental Management - Conditions are required that address an updated Hazardous Materials Management Plan, sanitary waste, and proper disposal of wash water from equipment cleaning.

SUPPORTING DOCUMENTS

- A . Exhibit A - Findings
- B . Exhibit B - Conditions of Approval
- C . Department and Agency Comments
- D . Negative Declaration/Initial Study
- E . Application Materials
- F . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell