



A Tradition of Stewardship
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Agenda Date: 7/17/2013

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for Hillary Gitelman - Director
Planning, Building and Environmental Services

REPORT BY: Chris Cahill, Land Planner - 707.253.4847

SUBJECT: Araujo Estate Winery Use Permit Major Modification and Road and Street Standards Exception
Application No. P12-00412

RECOMMENDATION

2155 PICKETT ROAD PARTNERS / ARAUJO ESTATE WINERY - USE PERMIT MAJOR MODIFICATION AND ROAD AND STREET STANDARDS EXCEPTION APPLICATION NO. P12-00412

CEQA Action:

Consideration and possible adoption of a Negative Declaration. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Requests:

Major Modification to Use Permit U-91-13, as previously modified by 93049-MOD, P05-0353-VMM, and P11-00009-VMM to further modify the approved and operating 20,000 gallon per year winery as follows: 1.) no new structural development; 2.) no increase in wine production; 3.) increase in by-appointment tours and tastings visitation from a maximum of 25 per week to a maximum of 18 per day; 4.) a revised and enlarged marketing plan including food and wine pairings with four 24-person events per month but not exceeding 12 such events per calendar year, two 80-person events per year, one 125-person auction-related event per year, and participation in Auction Napa Valley; 5.) addition of food and wine pairings to tours and tastings visitation; 6.) addition of Evans Bill (AB2004) on-premise consumption adjacent to the existing caves and winery structure; 7.) expansion of tours and tastings hours of operation from 10am-4pm to 10am-6pm; 8.) recognition of winery production hours of operation from 6am-6pm; 9.) increase in on-site employment from 3 FT and 2 PT employees to 12 FT and 2 PT employees; and 10.) expansion of and modifications to an existing domestic/process wastewater treatment and disposal system to accommodate additional employees and visitation as requested hereby. **Road and Street Standards exception** to allow the continuing use of an existing 12' wide winery access driveway and its conversion into a commercial one-way loop road with turnouts as required.

The 162 acre project parcel is located on the east side of Pickett Road, approximately 1/3 mile north of its

intersection with the Silverado Trail, within the AP (Agricultural Preserve) and AW (Agricultural Watershed) zoning districts. APN 020-340-030, 2155 Pickett Road, Calistoga, Calif., 94515.

Staff Recommendation: Adopt the negative declaration and approve the requested use permit modification and Road and Street Standards exception as conditioned.

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

Applicant Contact: Donna Oldford, (707) 963-5832 or dboldford@aol.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the project negative declaration, based on Findings 1-5 of Exhibit B;
2. Approve the requested Road and Street Standards exception, based on Findings 6-7 of Exhibit B; and
3. Approve use permit modification No. P12-00412 based on Findings 8-12 of Exhibit B and subject to the recommended conditions of approval (Exhibit C).

Discussion:

The applicants request approval of a use permit major modification to an operating 20,000 gallon per year winery to allow an increase in by-appointment tours and tastings visitation to a new maximum of 18 persons per day, a revised and expanded marketing program, the addition of food and wine pairings and Evans Bill on-premise consumption, expanded hours of visitation and of winery production operation, an increase in on-site employment, and reconfiguration of and minor additions to the existing winery wastewater disposal system. An exception from the County's Road and Street Standards is also requested to allow the conversion of the existing nonconforming (overly narrow) two-way winery driveway into a conforming one-way loop road. Staff recommends approval of the project with standard winery conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Negative Declaration Prepared. According to the proposed Negative Declaration, the project would not have any potentially significant environmental 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

Please see Exhibit A (attached).

SUPPORTING DOCUMENTS

- A . Exhibit A - Background
- B . Exhibit B - Findings
- C . Exhibit C - Recommended Conditions
- D . Departmental Conditions
- E . CEQA Documents (NOI & ND)
- F . Greenhouse Gas Analysis
- G . Neighbor Comments
- H . Submitted Application Materials
- I . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell