



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 7/18/2018

Agenda Placement: 7A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: Wyntriss Balcher, Planner II - 707 299-1351
SUBJECT: Benessere Vineyards Winery Use Permit Modification #P16-00432

RECOMMENDATION

ANTHONY BENISH/BENESSERE VINEYARD WINERY/USE PERMIT MAJOR MODIFICATION # P16-00432-MOD

CEQA Status: Consideration and possible adoption of a Negative Declaration. Based on the analysis in the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a major modification of an existing winery use permit to: 1) increase production capacity from 40,000 gallons to 44,000 gallons; 2) increase the number of employees; 3) add daily visitation with tours and tastings by appointment only; 4) establish a formal annual marketing program; 5) add two outdoor tasting areas; and, 6) add on-premise consumption of wines in accordance with Business and Professions Code Sections 23358, 23390 and 23396. A Use Permit Exception to the Conservation Regulations and an Exception to the Napa County Road and Street Standards has also been requested to allow required improvements within the Napa River stream setback and to reduce the required improvements to the existing access driveway. The project is located on an approximately 42.61-acre site within the AP (Agricultural Preserve) zoning district at the terminus of Big Tree Road, ± 1600 feet east of its intersection with State Highway 29; 1010 Big Tree Road; APN: 022-032-011.

Staff Recommendation: Continue the item to the regular Planning Commission Meeting of August 1, 2018.

Staff Contact: Wyntriss Balcher, Planner II, (707) 299-1351 or wyntriss.balcher@countyofnapa.org

Applicant Contact: Tom Adams, (707) 252-7122; TAdams@dpf-law.com

TO BE CONTINUED TO AUGUST 1, 2018, REGULAR PLANNING COMMISSION MEETING

EXECUTIVE SUMMARY**Proposed Actions:**

That the Planning Commission

1. Continue the item to the regular Planning Commission Meeting of August 1, 2018.

Discussion:

Benessere Winery is an existing 40,000 gallon/year winery established in 1979. The applicant has filed a request to modify the winery use permit to increase the production capacity from 40,000 to 44,000 gallons/year. The winery was approved under use permit for 4 visitors per week, but, there was no request made or approval given for tours and tastings. The application states that the current owners were under the assumption that, as a pre-WDO winery, their use permit did not limit visitation and are voluntarily submitting this use permit modification to add by-appointment tours and tasting, and to establish a formal annual marketing program. On-premises consumption of wines in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill) in the winery, on lawn areas, on the deck above an existing carport, and in a new 2,500 ft² crush granite patio area adjacent to the west side of the winery is included in the request.

Staff requires additional time to complete our analysis of the project and, therefore, requests that the item be continued to the August 1, 2018 regular Planning Commission meeting. The applicant is in agreement with this request.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION**SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: Vincent Smith