



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/17/2011

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: Chris Cahill, Planner - 707.253.4847

SUBJECT: Chappellet Winery Use Permit and Road and Street Standards Exception Application No. P11-00138

RECOMMENDATION

JON-MARK CHAPPELLET / CHAPPELLET WINERY, INC. / CHAPPELLET WINERY - USE PERMIT AND ROAD AND STREET STANDARDS EXCEPTION P11-00138

CEQA Status: Mitigated Negative Declaration Prepared. According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following area(s): Geology and Soils. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Use Permit to bring a pre-1974 winery under use permit including the following: 1.) recognize wine production of 150,000 gallons per year; 2.) recognize an existing 19,636 square foot winery building; 3.) alterations within the existing 19,636 square foot winery building to convert 4,431 of production space to office, wine tasting, retail, storage, and commercial kitchen uses; 4.) construction of a +/- 24,000 square foot barrel storage building; 5.) recognize 18 employees and add 6 additional employees, for a total of 24 employees; 6.) recognize 24 parking spaces and install 2 additional ADA-accessible spaces; 7.) recognize hours of winery operation from 6 am to 6 pm daily with public visitation from 10 am to 5 pm; 8.) recognize open-to-the-public tours and tastings with a maximum of 40 visitors per day; 9.) add food and wine pairings as a component of tours and tastings visitation; 10.) add on-premise consumption in existing and proposed marketing areas; 11.) add a marketing plan with four 40-person food and wine pairing events monthly, four 75-person wine club/open house events annually, one 125-person large event annually, and participation in Auction Napa Valley; 12.) roadway improvements on parcels 032-010-046 and 032-010-053 including the widening of an existing 12 to 14 foot wide winery access road to 14 to 18 foot wide and construction of a new 20 foot wide driveway providing access to the proposed barrel storage building; and 13.) domestic and process wastewater treatment improvements on parcels 032-010-046 and 032-010-053 including alteration of an existing off-stream reservoir. **Road and Street Standards Exception** to allow width reductions (18 feet required, 10 to 20 feet proposed) along the existing +/- 1 mile entry drive (APNs: 032-010-078, 032-010-010, and 032-010-053). The 10 acre existing (15 acres proposed) winery parcel is accessed via a private drive beginning 250 feet northeast of the intersection of Sage Canyon Road (State Highway 128) and Long Ranch Road within an AW (Agricultural Watershed) zoning district. Winery APN: 032-010-046. 1581 Sage Canyon Road, St.

Helena, Calif., 94574. Additionally, roadway and water storage improvements are proposed on portions of APN: 032-010-053.

Staff Recommendation: Adopt the mitigated negative declaration and approve the requested use permit and road and street standards exception as conditioned.

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

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Adopt the project mitigated negative declaration and mitigation monitoring and reporting program, based on findings 1-5 of Exhibit B and
2. Approve use permit and road and street standards exception No. P11-00138 based on findings 6-10 of Exhibit B and subject to the recommended conditions of approval (Exhibit C).

Discussion: The applicant requests approval of a use permit and road and street standards exception to bring an existing pre-WDO, pre-use permit, winery under use permit and to allow the construction of new winery improvements including a LEED-certified barrel storage building, a process wastewater treatment and irrigation reuse system, and new and widened winery access driveways. Staff recommends approval of the project with standard conditions and with project-specific conditions addressing driveway improvements.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Mitigated Negative Declaration Prepared. According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following area(s): Geology and Soils. 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 - Conditions
- D . Environmental Management Conditions
- E . Public Works Conditions
- F . Fire Conditions
- G . City of Napa Comments
- H . CEQA Documents (Including MND, PRS, MMRP)
- I . Submitted Application Materials
- J . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell