



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/20/2014

Agenda Placement: 9B

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: WYNTRESS BALCHER, Planner II - 707 299 1351

SUBJECT: Bell Wine Cellars Use Permit Modification #P13-00055

RECOMMENDATION

BELL WINE CELLARS USE PERMIT MAJOR MODIFICATION #P13-00055-MOD

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 project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval for a modification of Use Permits #U-90-42 and #03315-MOD to allow the following:

- a. Increase in the approved production capacity from 40,000 gallons to 78,000 gallons;
- b. Installation of a new subsurface drip wastewater system;
- c. Installation of a Transient Non-Community Water system including a new well and a water backflow prevention system;
- d. Remodel of the 6,298± sq.ft. winery barrel storage building to allocate a new 628 sq.ft. tasting room area; a 150 sq.ft. commercial kitchen for on-site marketing event meals and food pairings at tastings; a 210 sq.ft. meeting room; and add a 1,048 sq.ft. Mezzanine, for a total of 9,959± sq.ft. winery floor area with 1,450 sq. ft. exterior crush pad.
- e. Daily visitation increase from the approved 40visitors to a maximum 130 visitors per day; maximum 500 per week;
- f. On-premise consumption of the wines produced on-site in the winery or outside on the patio or lawns adjacent to the bocce ball courts;
- g. Increase of employees from seven 7 to 15; 8 full-time and 7 part-time; and,
- h. Modify the existing Marketing Events program from:
 1. Trade and Marketing Representatives with a maximum two (2) per week with a maximum twelve (12) guests, serving bread and cheese;
 2. Lunch or dinner for trade, press, VIP's a maximum six (6) per year, maximum eight (8) guests;
 3. Educational lunch for club or non-profit group maximum four (4) per year, maximum 40 guests;
 4. Harvest Festival, Grape Picking, Grape Stomp, etc., maximum two (2) per year, maximum 60 guests;
 5. Open House by invitation (i.e. Napa Valley Wine Auction), maximum two (2) per year with maximum 200

guests, but no more than a maximum 30 at a given time.

To replace with:

1. Events for wine club members, wine education seminars and trade events with appetizers or full lunch or dinner, up to seven (7) per week (no more than 1 per day) with a maximum 60 guests, 10:00 am to 11:00pm;
2. Wine Auction-related and other major events such as the Napa Film Festival; accompanied by food and wine, sometimes with non-amplified musical program, up to twelve (12) per year with a maximum 200 guests, 10:00am to 11:00pm.

All marketing events will continue to be held in all of the various winery facilities, including the winery structure, bocce ball courts and picnic area. The events will last approximately 4-5 hours, depending on morning or evening schedule.

The project is located on a 7.8 acre parcel on the east side of the State Highway 29 frontage road, Washington Street, approximately 550 feet north of its intersection with Hoffman Lane and 0.9 miles south of the town of Yountville, within the AP (Agricultural Preserve) Zoning District; 6200 Washington Street, Yountville, CA APN: 036-110-030.

Staff Recommendation: Drop the item from the agenda for renoticing at a future date

Staff Contact: Wyntress Balcher; Planner II (707) 299-1351; wyntress.balcher@countyofnapa.org

Applicant Contact: Scott Greenwood-Meinert (707) 252-7122; ScottGM@dpf-law.com

TO BE DROPPED FROM THE AGENDA FOR FUTURE RENOTICING

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Drop the item from the agenda for renoticing at a future date

Discussion:

Staff requests continuance of a Use Permit Major Modification for the following: 1) increase in the approved production capacity from 40,000 gallons to 78,000 gallons; 2) interior remodel of the existing 6,298 sq.ft. winery barrel storage building to add mezzanine storage space for a total of 9,959 sq.ft. of winery floor area; 3) increase in daily visitation from the approved 40 visitors to a maximum 130 visitors per day; 4) increase of employees from seven 7 to 15; 5) modification to the existing marketing events program, and 6) make improvements to the wastewater and water systems.

Staff received some information after posting of the public hearing notice that will require additional environmental analysis. Therefore, staff is recommending the item be continued be dropped from the agenda and renoticed in the future upon completion of an updated environmental document for this project and to complete analysis on this project proposal.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina