



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/3/2011

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: Swanson Winery, Use Permit P08-00550 and Variance P08-00551

RECOMMENDATION

W. CLARKE SWANSON, JR. / W. CLARKE SWANSON, JR. / SWANSON WINERY - USE PERMIT P08-00550 & VARIANCE P08-00551

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 areas: Biological Resources; Hazards and Hazardous Materials. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Variance to allow construction of a new winery within required winery road setbacks (Money Road- 300 feet required, 56 feet proposed) and construction of a retaining wall within combined road and front yard setbacks (48 feet required, 30 feet proposed). **Use Permit** to establish a new 100,000 gallon per year winery with: 1.) an approximately 35,500 sq. ft. two story production building; 2.) an approximately 3,000 sq. ft. single story hospitality building; 3.) approximately 14,680 sq. ft. of covered and uncovered patio areas; 4.) up to 30 full-time employees (35 during harvest); 5.) 44 customer and 25 employee parking spaces, for a total of 69 spaces; 6.) by-appointment tours and tastings including food/wine pairings with a maximum of 200 visitors per day; 7.) sale of wine by the glass or bottle for on-premise consumption in winery buildings and covered and uncovered patio areas; 8.) an annual marketing plan with private promotional tastings and meals including 156 36-person events, 4 100-person events, 1 250-person event, and participation in Auction Napa Valley; 9.) new winery domestic and process wastewater treatment systems including a 3,550 linear foot septic disposal system; 10.) approximately 6,600 cubic yards of net fill to raise the proposed structures above the 100-year floodplain; 11.) potential demolition of an existing residence and agricultural barn following their public offering for relocation; 12.) removal of an existing irrigation pond; 13.) removal of all vehicular access to Money Road and construction of a new winery driveway off of Oakville Cross Road; and 14.) construction of a left turn lane on Oakville Cross Road at the proposed project driveway. The 74 acre project parcel is located on the north side of Oakville Cross Road, adjacent to and directly northwest of its intersection with Money Road, within the AP (Agricultural Preserve) zoning district. APN: 031-040-033. Current address: 7711 Money Road, Oakville, Calif., 94562

Staff Recommendation: Adopt the mitigated negative declaration and approve the requested variances and use

permit 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;
2. Approve variance No. P08-00551 based on findings 6-11 of Exhibit B; and
3. Approve use permit No. P08-00550 based on findings 12-16 of Exhibit B and subject to the recommended conditions of approval (Exhibit C).

Discussion:

The applicant requests approval of a variance and use permit to allow the construction of a new 100,000 gallon per year winery in approximately 40,000 square feet of new buildings on a large parcel located at the northwest corner of the intersection of Money Road and Oakville Cross Road. The proposed Swanson Winery would have up to 200 by-appointment tours and tastings visitors daily and a marketing plan with 161 events annually, the vast majority of which would be smaller 36-person events; larger events would be rarer and would include 100 to 250 visitors. Because the floodway of the Napa River makes much of the 74 acre property difficult to impossible to build upon, variances to the required 300 foot Money Road winery road setback and the required 48 foot Money Road yard and road setbacks are requested to allow the construction of the facility some 30 to 50 feet from the centerline of the Money Road right-of-way. All winery access (vehicular and otherwise) is proposed to be from Oakville Cross Road and the proposed winery will be set back more than 600 feet from Oakville Cross, conforming to the required 600 foot setback from that road. Staff recommends approval of the project with conditions addressing rare and endangered Northern California black walnut trees located on the property, requiring completion of roadway improvements prior to winery occupancy, and other standard winery conditions of approval.

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 areas: **Biological Resources, Hazards and Hazardous Materials**. 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 . Fire Conditions
- F . Sheriff's Comments
- G . Public Works Conditions
- H . CEQA Documents (MND, PRS, and MMRP)
- I . CEQA Supporting Documents
- J . Public and Agency Comments
- K . Submitted Application Materials
- L . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell