



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/4/2010

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Melissa Gray for Gitelman, Hillary - Director
Conservation, Development & Planning
REPORT BY: LINDA STCLAIRE, PLANNER II - 707.299.1348
SUBJECT: Larry Hyde & Sons Winery

RECOMMENDATION

LARRY HYDE / LARRY HYDE & SONS WINERY / USE PERMIT REQUEST #P09-00025-UP

CEQA Status: Negative Declaration Prepared. According to the Negative Declaration, the proposed project would not have a significant effect on the environment. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Approval of a use permit to establish a new 30,000 gallon per year winery to include: (1) a 9,947 square foot winery building with solar panels on the roof; a 192 square foot loggia; a 2,413 square foot covered outdoor crush pad for a winery totaling 12,552 total square feet; (2) two full-time and two part-time employees; (3) thirteen parking spaces including one disabled-accessible space; (4) winery wastewater system to include on-site septic system; (5) by appointment tours and tasting with a maximum of 20 visitors per day and 120 visitors per week; and (6) a marketing plan with ten 30-person special events and a private 100-person wine auction/Premier Napa Valley event annually. Site improvements consist of the following: Installing drainage improvements; widening the existing driveway to meet the standard 18 foot width for wineries; installing a new winery wastewater (with a drip dispersal) system and domestic wastewater (with pretreatment) septic disposal systems; installation of an automatic fire sprinkler system for the structure and water efficient landscaping. No other alterations to the appearance of the site are proposed. The project is located on a 10.56 acre parcel on the southeast corner of Los Carneros Avenue and Highway 121/12 within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel # 047-220-009) 3250 Los Carneros Avenue, Napa, CA.

Staff Recommendation: Adopt the attached Negative Declaration and approve the winery use permit as proposed and conditioned.

Staff Contact: Linda St. Claire 299-1348 Linda.StClaire@countyofnapa.org

EXECUTIVE SUMMARY**Proposed Action:**

That the Planning Commission:

1. Adopt the Negative Declaration for the Hyde and Sons Winery, based on findings 1-6 of Exhibit A;
2. Approve Use Permit P09-00025-UP based on findings 7-11 of Exhibit A and subject to the recommended conditions of approval (Exhibit B).

Discussion: The applicant proposes a new 30,000 gallon per year winery with a 10,139 sq ft winery building and 2,413 sq ft covered crushpad at the southeastern corner of Los Carneros Avenue and Highway 12/121. The eleven acre parcel is currently planted in vines. The parcel has a less than 5% slope, drainage is good and the surrounding uses include wineries, residential and commercial. There are no issues to indicate a winery is not compatible and therefore staff is in support of the proposal.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Negative Declaration Prepared. According to the Negative Declaration, the proposed project would not have a significant effect on the environment. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

BACKGROUND AND DISCUSSION

Owner: CP Family Partnership

WineryApplicant: Larry Hyde & Sons

Representative: Tom Carey, Dickerson, Peatman and Fogerty, 809 Coombs Street, Napa, CA 94559

Zoning: AW (Agricultural Watershed)

General Plan Designation: AR (Agricultural Resource)

Filed: January 21, 2009 **Complete:** March 10, 2010

Winery size: Total winery square footage: 10,139, with a 2,413 sq ft covered outdoor crush pad

Production Capacity: 30,000 gallons per year

Visitation: By-appointment tours and tasting; 20 persons per day and 120 persons per week maximum

Number of Employees: 2 full-time, 2 part-time

Days and Hours of Operation: 8:00 AM to 5:00 PM Monday through Sunday; longer during crush.

Marketing: Ten 30-person special events and a private 100-person wine auction/Premier Napa Valley event annually (all events include catered food service and all figures are max)

Parking: 12 spaces

Parcel Size: 10.56 acres

Accessory/Production Ratio: 22% (40% allowed)

Winery Coverage: 7% (25% allowed)

Setbacks: Road - 690' to centerline of Highway 12/121 (600' required); 300' to centerline of Los Carneros Avenue (300' required)

Property line - Rear (south): approx 130' (20' required); Side (east) 20' (20' required)

Adjacent General Plan Designation/Zoning / Land Use:

North

Agricultural Resources General Plan designation

Planned Development (PD), Commercial Limited (CL) & Agricultural Watershed (AW) Zoning

Carneros Courtyard Homes, on the north side of Highway 12/121, has a .11 acre site zoned PD with manufactured homes on small lots ranging in size from .02 to .15 acres. To the west of this is the Carneros Lodge, a 5.78 acre parcel zoned CL. At the east side of the manufactured home is a 24 acre parcel of vineyards.

South

Agricultural Resources General Plan designation

Agricultural Watershed (AW) Zoning

Various single family residences on lots ranging in size from .7 to 5 acres

East

Agricultural Resources General Plan designation

Agricultural Watershed (AW) Zoning

A 14.29 acre parcel of vineyard owned by the applicant.

West

Agricultural Resources General Plan designation

Agricultural Watershed (AW) Zoning

Bonny Doone dog kennel on a 1.96 acre site; single family residences on lots ranging in size from 0.1 to 10 acres; and, some parcels planted in vineyard ranging from 1.84 to 15 acres.

Nearby Wineries (located within one mile of project):

Saintsbury Winery 1500 Los Carneros, Napa CA 94559 - 135,000 gal/yr. - Approved in 1983 - tours and tastings by appointment only, (average 24 per week) with no marketing plan on file.

Etude Winery 1250 Cuttings Wharf Road, Napa, CA 94559 - 150,000 gal/yr - Approved in 1982, pre WDO tours and tasting, public (average 740 per week) marketing plan with 1206 events per year with less than 25 per event.

Mont St. John Cellars 5400 Old Sonoma Road, Napa, CA 94559 - 50,000 gal/yr - Approved in 1978, pre WDO tours and tasting, public (average 3,500 per week), no marketing plan on file.

Cuvaison Carneros 1221 Duhig Road, Napa, CA 94559 - 340,000 gal/yr - Approved in 2002, tours and tasting by appointment only, (average 525 per week), no marketing plan on file.

Code Compliance History:

Having discussed the application with Enforcement staff, toured the property, and reviewed the Departments files, staff is not aware of any code compliance issues on the subject parcel.

Property History:

The property was historically used for agricultural purposes including egg production, fruit orchard and fruit drying. In 2006 a demolition permit was issued and ten of the agricultural buildings were razed and the orchards transitioned to vines. The barn, a residence and two small outbuildings remain. Also in 2006, a building permit was granted and two water tanks were constructed on the property.

Discussion Points:

The Proposed Winery

Larry Hyde and Sons are proposing a new 30,000 gallon per year winery south of Highway 12/121 in the Carneros region of the valley floor, with Quince, Persimmon and Willow trees screening the north and eastern sides of the winery building and north parking lot. The proposed 10,139 square foot two story winery building will have a standing seam metal roof covered with solar panels. A 2,413 square foot covered crush pad is planned for the eastern side of the building and the driveway will circle the structure allowing for trucks to enter the crush area for pick up and delivery of grapes. A redwood arbor over a loggia can be accessed from either the tasting room or parking lot at the northern end of the winery building. Additional parking is located at the southern end of the building and the driveway has been designed to allow for fire truck turnaround to occur. ADA parking is located at the northern parking lot. Five fermentation tanks will be located at the eastern side of the crushpad and open to the elements. A four foot retaining wall is proposed for to the east of the tanks. The Willow trees are proposed for screening of this area. The single building will house all necessary uses for the winery; a tasting room, laboratory, office, two lavatories, and various storage areas, with an office and a storage room on the second level. Landscaping, to include ornamental trees, boxwood hedges and vertical evergreen shrubs are planned for the surrounding perimeter of the winery.

Access

Access to the subject parcel is on Los Carneros Road, which is a public road running southeast from State Highway 12/121 to its terminus at State Road, approximately 1.3 miles in length. The proposed winery entrance site is approximately 575 feet south of the intersection of Los Carneros Road and State Highway 12/121. Left hand turn lanes exist for traffic traveling in both directions on Hwy 12/121, thus creating a safe turning lane to Los Carneros Road. The level of service is of sufficient capacity to accomodate the proposed project and not subject to Caltrans review. Public Works has reviewed the project and finds the access acceptable.

Consistency with Standards:

Zoning

The proposed project is consistent with AW (Agricultural Watershed) zoning district regulations.

Building Division Requirements

The Building Division has no concerns or issues with the use permit and recommends approval with standard

conditions. Their final project memo dated 8 July, 2010 is attached.

Fire Department Requirements

Assistant County Fire Marshall Alicia Amaro has reviewed this project and has included recommendations for project conditions upon approval by the Planning Commission. Her memo, dated March 13, 2009, is attached.

Department of Public Works Requirements

The Department of Public Works recommends approval and has included their standard conditions in the memos, dated July 17, 2009 and March 6, 2009, which are attached.

Environmental Management Requirements

The Department of Environmental Management recommends approval with standard conditions. Please see their April 2, 2009, June 30, 2009 and August 14, 2009 memos (attached).

SUPPORTING DOCUMENTS

- A . Exhibit A - Findings
- B . Exhibit B - Proposed Conditions of Approval
- C . Department Comments
- D . Initial Study
- E . Application Materials
- F . Green House Gas Checklist
- G . Graphics

Napa County Planning Commission: Approve

Reviewed By: Melissa Gray