



# Napa County

## Legislation Details

**File #:** 21-1261      **Version:** 1

**Type:** Public Hearing      **Status:** Agenda Ready

**File created:** 11/15/2021      **In control:** Planning Commission

**On agenda:** 12/15/2021      **Final action:**

**Title:** VENGE LAND VENTURES, LLC / VENGE VINEYARDS / USE PERMT MAJOR MODIFICATION # P19-00141-MOD

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of a mitigation measures. A mitigation measure is proposed for the following area: Tribal Cultural Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Approval of a Use Permit Major Modification to an existing 20,000 gallon per year winery to allow the following:

A. Components Necessary to Remedy Existing Violations: (1) Recognition of existing production of 70,000 gallons per year. Currently authorized to produce a maximum of 20,000 gallons of wine per year; and (2) Recognition of five full-time employees. Currently authorized for two full-time and two part-time employees. B. Expansion Beyond Existing Entitlements: (1) Decrease daily tours and tastings from 20 persons per day (appointment required), 140 person per week maximum to 19 persons per day (appointment required), 133 visitors maximum per week; (2) Modification of an existing Marketing Program to increase events from 8 events per year (180 guests) to 36 events per year (600 guests) as follows: (a) Twenty-four (24) annual events for up to 10 guests; and (b) Twelve (12) annual events for up to 30 guests; (3) Addition of 10 new parking spaces and provision of a minimum of two bicycle parking spaces; (4) Improvement of the existing driveway to county standards; (5) Installation of a left turn lane at Silverado Trail and the project driveway; and (6) Upgrade the existing wastewater treatment system. The project is located on an approximately 12 acre site within the AP (Agricultural Preserve) zoning district at 4708 Silverado Trail, Calistoga; APN: 020-350-043.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Use Permit Major Modification, as conditioned.

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**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Recommended Findings, 2. Recommended Conditions of Approval and Final Agency Approval Memos, 3. Previous Project Conditions, 4. Initial Study/Mitigated Negative Declaration, 5. Use Permit Major Modification Application Packet, 6. Water Availability Analysis, 7. Wastewater Feasibility Study, 8. Traffic Impact Study, 9. Graphics, 10. Winery Comparison Analysis, 11. Public Comments, 12. Item 7A - Supplemental Memorandum.pdf, 13. Item 7A - Additional Public Comment.pdf

Date	Ver.	Action By	Action	Result
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