



Legislation Details

File #:	23-0638	Version:	1
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File created:	4/7/2023	In control:	Planning Commission
On agenda:	5/3/2023	Final action:	
Title:	DUCKHORN WINE COMPANY / DUCKHORN VINEYARDS WINERY / USE PERMIT MAJOR MODIFICATION (P19-00097-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 mitigation measures. Mitigation measures are proposed for the following areas: Biological Resources and Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit Major Modification to an existing 160,000 gallon per year winery to allow the following: 1) construction of a 58,042 sq. ft. facility ('West Winery') on the West Property (APN 022-100-033) containing 54,722 sq. ft. of production space and 3,320 sq. ft. of office and accessory uses, a 90,000 gallon fire protection water tank, two 158,000 gallon irrigation storage water tanks, a 24,000 gallon domestic water tank, landscaping, driveways, and other winery improvements; 2) construction of a 8,839 sq. ft. expansion to the existing Estate House on the East Property (APN 022-130-010) for a total floor space of 18,162 sq. ft.. At build out the Estate House will consist of 17,810 sq. ft. of accessory space and 352 sq. ft. of production space; 3) removal of the existing combined process and sanitary wastewater system on the East Property and the development of separate process and sanitary wastewater systems on both the East and West Properties connected through Directional Boring under the Napa River; 4) increase onsite parking spaces from 68 to 96; 5) demolition of the existing Tank Shed, Chais 1, 2, 3 & 4 on the East Property; 6) demolition of a single family residence (Red House), portions of the existing gravel driveway and other agricultural and single-family dwelling improvements on the West Property and APN 022-100-034; 7) conversion and expansion of a 16,900 sq. ft. agricultural pond on the West Property to a 20,300 sq. ft. bio-retention pond; 8) removal of approximately 3.55 acres of vineyard on the West Property; 9) removal of approximately 49 trees; 10) increase in maximum annual permitted wine production from 160,000 gallons to 300,000 gallons; 11) increase the existing daily "By Appointment" Tours and Tastings of 82 visitors and voluntarily abandon the winery's existing pre-Winery Definition Ordinance (WDO) entitlement of 50 visitors per week (no more than 30 on the busiest day) for "Public Tours and Tastings" for a total of 219 daily visitors for By Appointment Tours and Tastings (110 visitors per day for Tours and Tastings without food, 109 per day for Tours and Tastings with food); 12) modification of the existing Marketing Plan allowing Private Tours and Tastings events for up to 20 guests 120 times annually, Wine with Food Pairings events for up to 25 guests 36 times annually, Large events for up to 600 guests twice annually, and Auction-related events for up to 250 guests twice annually as follows: 200 Private Tours and Tastings annually for up to 20 guests, 40 Wine with Food Pairings annually for up to 25 guests, 40 Medium Events annually for up to 60 guests, three (3) Large Events annually for up to 400 guests and one (1) Auction-related event for up to 250 guests; 13) addition of activities in conformity with AB 2004 (on-premise consumption)) on the Estate House porch and landscaped gardens west of the Estate House; and 14) Temporary relocation of approved hospitality activities (Tours and Tastings, Marketing Events, on-premise consumption) in and around the Estate House to the 2,067 sq. ft. of ground floor accessory space and adjacent outdoor areas of the proposed West Winery during the expansion of the Estate House. Hospitality activities to return to the Estate House and East Property upon approval of final occupancy of the Estate House. An Exception to the Napa County Road and Street Standards is also requested from a Left Turn Lane Warrant for east bound traffic on Lodi Lane entering the East Property driveway to avoid significant environmental impacts by preserving unique features of the natural environment. Staff has found the project to comply with

N.C.C. § 18.104.230.A.1 (Wineries located in open space areas - setbacks) as the expansion of the existing Estate House, which received prior approval of its location within the 600-foot setback from Silverado Trail through Variance application #98123-VAR, expands no closer to the centerline of Silverado Trail than the nearest point of the existing structure. The project is located on four (4) parcels approximately 32.35 acres in size within the AP (Agricultural Preserve) zoning district at 1000 Lodi Lane, St. Helena, CA 94574. APN's 022-130-010, 022-100-033, 022-100-034 and 022-100-035.

Staff Recommendation: Adopt the Mitigated Negative Declaration and the Exception to the Napa County Roads & Street Standards and Use Permit Major Modification, as conditioned.

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Sponsors: Board of Supervisors

Indexes:

Code sections:

Attachments: 1. Attachment A - Recommended Findings, 2. Attachment B - Recommended Conditions of Approval and Final Agency Approval Memos, 3. Attachment C - Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program, 4. Attachment D - Use Permit Major Modification Application, 5. Attachment E - Road and Streets Standards Exception Request Letter, Left-Turn Lane Analysis & Lodi Lane Improvements Agreement, 6. Attachment F - Traffic Impact Study, 7. Attachment G - Traffic Demand Management Plan, 8. Attachment H - Water Availability Analysis, 9. Attachment I - Onsite Wastewater Dispersal Feasibility Study, 10. Attachment J - Floodplain Impact Analysis, 11. Attachment K - Horizontal Directional Drilling Exhibit, 12. Attachment L - Winery Comparison Analysis and Project Summary, 13. Attachment M - Graphics.pdf, 14. Attachment N - Public Comments, 15. Attachment O - Additional Public Comments.pdf, 16. Attachment P - Noise and Vibration Assessment.pdf

Date	Ver.	Action By	Action	Result
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