



Napa County

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Legislation Details

File #: 23-0952 **Version:** 1

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

File created: 5/22/2023 **In control:** Planning Commission

On agenda: 6/7/2023 **Final action:**

Title: LADERA TRAIL NORTH LLC / LADERA VINEYARDS WINERY / USE PERMIT MINOR MODIFICATION P21-00294 AND VIEWSHED P22-00109

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 Tribal Cultural Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Minor Modification to increase weekly visitation, number of employees, and add two annual marketing events to an existing winery. The project would allow food and wine pairings with tastings and marketing events and permit on-premises consumption on the outdoor patios. Physical changes on site include expanding the tasting room storage building to a total of approximately 1,200 s.f., construction of an approximately 8,800 s.f. cave, improvements to the existing driveway, and a modified parking lot. Improvements to the existing water and wastewater systems would be required, along with installation of a left turn lane on Silverado Trail in front of the project driveway. The project includes a determination that the proposed cave wall and portals meet the Administrative Criteria under the Viewshed Protection Program (Chapter 18.106.040.C of the Napa County Code). The Viewshed component of the project has been administratively approved by the Director, pending approval of the underlying minor modification. The project site is located on a 7.44-acre parcel at 3942 Silverado Trail, Calistoga, CA 94515. The General Plan designation is Agriculture, Watershed, and Open Space (AWOS) the Zoning is Agricultural Watershed (AW). APN: 021-030-047

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration and approve the Use Permit Minor Modification, as conditioned.

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APPLICANT REPRESENTATIVE CONTACT: Chris Artley, P.O. Box 27917 Scottsdale, AZ 85255; (480) 609-9225; chris@laderavineyards.com

APPLICANT AGENT CONTACT: Thomas Adams, 1455 1st Street, Suite 301, Napa, CA 94559; (707) 252-7122; tadams@dpf-law.com

ITEM CONTINUED FROM MAY 3, 2023, COMMISSION MEETING.

Sponsors: Board of Supervisors

Indexes:

Code sections:

Attachments: 1. A. Recommended Findings, 2. B. Revised Recommended Conditions of Approval and Final Agency Approval Memos, 3. C. Previous Project Conditions, 4. D. Initial Study Mitigated Negative Declaration, 5. E. Use Permit Minor Modification and Viewshed Application Packets, 6. F. Water Availability Analysis, 7. G. Water System Feasibility Report, 8. H. Wastewater Feasibility Study, 9. I. Bat Habitat Assessment, 10. J. Outdoor Noise Study, 11. K. Canopy Retention Analysis, 12. L. Transportation Memorandum and Left Turn Lane Analysis, 13. M. Graphics, 14. N. Winery Comparison Analysis and

Summary of Changes, 15. O. Public Comments - May 3, 2023, Staff Report, 16. P. Public Comments - Received after the May 3, 2023 Staff Report, 17. Proposed Modified Conditions.pdf, 18. Additional Public Comments.pdf

Date	Ver.	Action By	Action	Result
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