

Project Description  
Calistoga Vintner's Service  
865 Silverado Trail  
Calistoga, California  
July 22, 2021

## Background

Calistoga Vintner Services, LLC is seeking a conditional use permit to allow for a bonded wine barrel storage facility ("Project") within a 39,000 square-foot portion of an existing permitted 123,600 square foot industrial building ("Building"). The Building is located on a 14.6-acre property formerly owned by the Calistoga Beverage Company ("Property"). The Property is located at 865 Silverado Trail along the southwest side of Silverado Trail approximately 0.2 miles southeast of the intersection of Lincoln Avenue (State Route 29) and Silverado Trail

The General Plan Land Use Designation of the Property is Light Industrial. The Property has two (2) zoning designations: 1) the Building, landscaping and parking areas occupy approximately 9.5 acres of the Property fronting on Silverado Trail, and that portion of the Property is zoned Light Industrial (I) Zoning District; and 2) an undeveloped 5.1-acre portion of Property abuts the existing developed portion to the south and it is zoned Community Commercial (CC-DD) Zoning District. The 5.1-acre portion of the Property is not a part of the Project.

Access to the Property is from an existing driveway via Silverado Trail. A westbound left turn lane currently existing at the frontage along with a large landscaped berm that helps screen the structure from Silverado Trail travelers. The Project site includes ninety-six (96) standard parking spaces, two (2) handicapped spaces, six (6) truck parking spaces and 13 truck docks.

## Project Description

The Applicant proposes to use a 39,000 +/- square foot portion of the existing industrial Building for barrel storage. The portion of the existing Building that will be converted to barrel storage is shown on the attached floor plan (**Attachment A**). The remaining portion of the Building is not part of the current application. The portion of the Building that will be used for bonded barrel storage will be improved to city standards consistent with its intended occupancy. Proposed improvements will include interior walls, required improvements to existing floor drains and temperature control systems. More details on proposed improvements will be provided on the building permit plan set that will be submitted following use permit approval. The intent of this Project is to provide

wine barrel storage opportunities for winery customers that have been impacted by recent fire events.

The barrel storage will operate seven (7) days per week with up to ten (10) employees: The hours of operation will be 5:00 am to 6:00 pm. In addition to employee trips, at full capacity, the Project will generate approximately five (5) daily vehicle trips except during a typical six (6)-week harvest when barrel related vehicle trips would increase to a maximum of ten (10) trips daily.

The proposed use would generate wastewater well below the established rights for water and wastewater. The property carries an annual baseline of 70 acre-feet of water and 95 acre-feet of wastewater. This translates into 30,393 units of wastewater per year and 51 382 units of water per year. Each unit is equal for 748 gallons.

City staff has concluded that the Property's current allocation of water and wastewater is sufficient to accommodate the proposed use. Previous staff reports prepared for previous permits issued to the Property supports this conclusion. (Attachment B). As the proposed use involves no grape processing and fewer employees, the Project will operate within the Property's current allocation of water and wastewater. Using figures included in (Attachment C) Resolution No. \_\_\_\_, a preliminary projection of anticipated water use and wastewater effluent can be made. Based on figures in Resolution 99-65, it is estimated that the Project would use approximately 4.3 ac-ft of water per year and generate 3.9 ac-feet of wastewater annually. Projected water use and wastewater discharge flows are within the legally established rights of the Property.

No changes to either the existing site plan or building elevations are proposed as part of this application.

### **Consistency with Required Findings**

In order to approve a use permit, the City of Calistoga Planning Commission must make the following findings pursuant to Zoning Code Section 17.40.030(D). The following written statements support these findings.

1. The proposed use is in accord with the Calistoga General Plan

Response. The General Plan designation for the project area is Light Industrial. The Silverado Trail frontage of the Property is also designated as 'EC' (Entry Corridor). Areas designated for industrials uses include light manufacturing, bottling plants, and storage. The proposed Project is consistent with these uses. Development in all entry corridors shall incorporate applicable) features specified in the City General Plan. (City

of Calistoga General Plan, 2015 Land Use Element, LU-16) Such features include generous landscaped setbacks, screened parking areas, and low-rise buildings. No change to the building's exterior is proposed as part of this project.

2. The proposed use is in accord with the applicable provisions of the Calistoga Zoning Code (Title 17).

Response. The Project site is zoned light industrial. Wineries and Warehousing are both uses permitted with a use permit. The proposed Project is consistent with that use category. A use permit application has been prepared consistent with City standards. All plans and documents required for use permit review have been prepared and submitted with the use permit application. No change is proposed to the site or the exterior of the existing Building.

The Project conforms to all applicable standards of the City's industrial zone as found in the city zoning ordinance. The existing Building coverage of the 14.5-acre parcel is approximately 26%, which is below the maximum (40%) coverage permitted in the Industrial zone (Section 17.26.030(B) Note no change is proposed to the site or building footprint.. The existing Building complies with the 30' height limitation (Section 17.26.030(C), lot area, width and depth (Section 17.26.025(A-C).

The proposed Project requires one (1) parking space for every 2000 square feet of warehouse (Section 17.34.140. A total of 20 spaces are required for the approximately 39,000 square feet of warehouse proposed as part of this application. The existing parking area provides sufficient parking for the Project.

3. The proposed use will not substantially impact or interfere with the development, use or enjoyment of other properties in the vicinity.

Response. The proposed Project will be in an existing permitted industrial Building. The Project will generate far less traffic, water use and wastewater than previously permitted uses. No change is proposed to the Property or Building. The Project will operate during normal business hours with all operations occurring inside the Building. The Project requires a use permit and will comply with all applicable conditions of City agencies and departments. Sufficient water and wastewater capacity and parking are available to accommodate the Project. Compliance with all conditions of approval, maintenance of the existing Building and Property in an orderly condition and compliance with water and wastewater limits will ensure that the Project will be compatible with surrounding land uses.

4. The proposed use will be consistent with and enhance Calistoga's history of independently owned businesses, thus contributing to the uniqueness of the town which is necessary to maintain viable visitor industry in Calistoga and to preserve its economy.

Response. The owners and representatives are based in Calistoga and are establishing this business to provide services for the local wine industry. The Project represents an opportunity for Calistoga area wineries affected by recent wildfires and insurance increases to have a safe local facility in which to store their bonded wine barrels. Providing opportunities for local wineries will help maintain a viable local wine industry and the local economy.

In summary, the proposed Project is consistent with the City of Calistoga's General Plan and Zoning Ordinance. All required information has been provided. Approval of the use permit will allow the use of an existing building for bonded wine barrel storage, a use of the Property far less intensive than previous, historic uses of the Property. Approval of this use permit will support the local wine industry at a time when recent wildfires have disrupted the operations of many local wineries as well as providing jobs for the local economy.

Request for approval of the Project is hereby respectfully submitted.