

# CALISTOGA PLANNING COMMISSION

## STAFF REPORT

**To:** Calistoga Planning Commission  
**From:** Jeff Mitchem, Planning & Building Director  
**Meeting Date:** July 13, 2022  
**Subject:** **Von Strasser Winery (UP 2022-2) & Calistoga Vintner's Service (UP 2022-3)**  
**Modification of Existing Use Permits 2011-05 & 2021-07**  
**at 865 & 963-965 Silverado Trail**

### ITEM

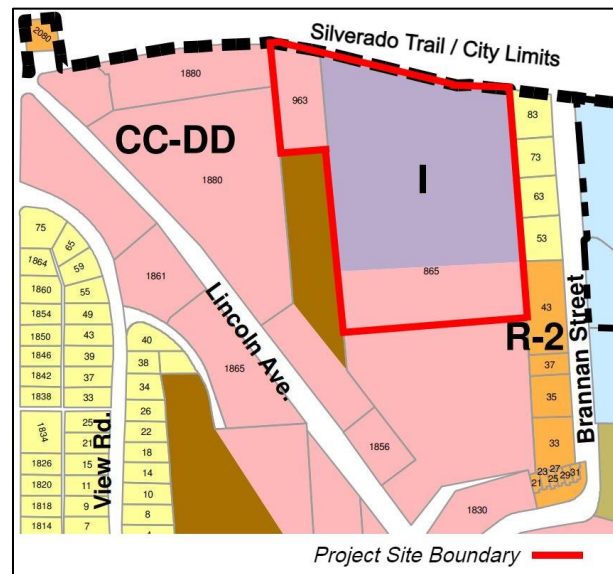
Consideration of two use permits to allow modification to previously approved Conditional Use Permits to authorize wine production and tasting, olive oil manufacturing and tasting, and related uses on two adjacent parcels. The Project would continue the established industrial operations in existing buildings that have historically supported industrial uses. Exterior modifications would be limited to landscaping, lighting, and façade improvements. A public sidewalk and frontage improvements including curb and gutter would be installed along an approximately 700-foot segment of Silverado Trail connecting to the existing sidewalk.

### RECOMMENDATION

Adopt a resolution (ATTCH 1) approving the use permit applications with conditions.

### BACKGROUND AND SETTING

The Project Site (ATTCH 2) is located near the northern boundary of City limits approximately 750 feet east of the intersection of Silverado Trail North and California Highway 29. The Project Site is located on two parcels: a 0.97-acre parcel (APN 011-050-043) at 963 and 965 Silverado Trail and a 9.5-acre portion of a 14.31-acre parcel at 865 Silverado Trail (APN 011-050-024) as shown in Figure 1. The Project site is developed with existing structures, including a 139,674 square foot building constructed in 1982 at 865 Silverado Trail and four buildings containing approximately 9,234 cumulative square feet constructed between 1930 and 2016 at 963 and 965 Silverado Trail.



*Zoning of the subject property.*

The Project site has historically been used for prior light industrial activities including the former Calistoga Beverage Company and contains existing wine and agricultural related

activities which have been modified through entitlements over the years. Past case history consists of:

- On May 22, 2013, the Planning Commission adopted PC Resolution 2013-16 allowing a new winery within the existing industrial building. The winery use would have occupied the southern portion of the building (approximately 27,000 square feet).
- On February 12, 2014, the Planning Commission adopted PC Resolution 2014-03 allowing a wine barrel broker, storage and repair within the existing industrial building (approximately 9,700 square feet).
- On September 8, 2021 the Planning Commission adopted PC Resolution 2021-20 approving a land use application (UP2021-7) for a bonded wine barrel storage facility within the existing industrial building.

**PROJECT DESCRIPTION AND DISCUSSION**

The Project Description (ATTCH 3) consists of two adjacent parcels APNs 011-050-024 (865) and 011-050-043 (963 & 965). 865 and 963 and 965 Silverado Trail North, Calistoga, Napa County, California, 94515 with respective Conditional Use Permits to operate various wine production, olive oil manufacturing, tasting, and related uses. The Project would continue the established industrial operations in existing buildings that have historically supported wine related businesses, including administrative offices, fulfillment, barrel storage, retail sales and tasting, and ancillary uses. Wastewater improvements would include joint treatment facilities for pretreatment and conveyance through the existing 6-inch sewer connection at 865 Silverado trail.

Existing and proposed uses are summarized in the table below and include four buildings located at 963-965 Silverado Trail between 1,053 and 3,344 square feet in area, and one 139,674 square foot building located at 865 Silverado Trail, and associated tenant improvements to the existing buildings. Refer to Attachment 4 for project plans.

<b>EXISTING &amp; PROPOSED USES</b>			
<b>Parcel</b>	<b>Existing Building Area (SF)</b>	<b>Prior/Existing Use</b>	<b>Proposed Use</b>
963-965 Silverado Trail (14.31 acres)	1,053	Wine & Olive Oil Tasting	Wine & Olive Oil Tasting
	2,359	Fermentation for 30,000 gallons	Fermentation for 30,000 gallons
	2,478	Barrel Storage	Fermentation for 50,000 gallons
	3,344	Office and Storage	Office and Storage
865 Silverado Trail (.98 acres)	139,674	Calistoga Beverage Company / wine barrel storage	Wine and olive oil production, barrel storage, and tasting facilities

### 865 Silverado Trail

The Project proposes utilizing the existing 139,674 square foot building to process up to 7,000 tons of wine grapes in two phases. The first phase would consist of processing of 2,000 tons into wine. The second phase would increase processing to 7,000 tons of wine grapes at build out. Using a typical conversion rate of 160 gallons of wine per ton of wine grapes, the first phase would produce up to 320,000 gallons of wine. The ultimate build out would produce 1.1 million gallons of wine. 2,000 tons of grapes annually, an olive oil production facility to process 90 tons of olives per year and a maximum of two tons of olives per day, and provide wine and olive oil tastings. The undeveloped 5.1-acre southern portion of the 14.61-acre parcel would remain undeveloped. As proposed the existing building would be utilized as follows: an existing 39,752 square foot barrel storage area, a 17,913 square foot barrel storage area, a 13,325 square foot tasting area, a 58,544 square foot wine production area, a 1,963 square foot olive oil production area, a 6,877 square foot dry storage area, and a 1,300 square foot employee break room. Ten employees would operate the facility seven days per week, with operating hours for the winery proposed to extend from 7 am to 6 pm during non-harvest periods, and varying hours of operation during the typical six-week harvest period, typically including early morning and late-night operations. The winery and olive oil tasting facilities are expected to accommodate up to 250 guests daily with operating hours from 10 am to 6 pm. In addition to trips generated by employees and visitors, the production of wine is anticipated to generate 97 daily two-way grape truck trips and 20 daily two-way product delivery truck trips during the typical six-week harvest period for a total of 117 production truck trips.

### 963 & 965 Silverado Trail

The Project proposes increasing production capacity from approximately 187 tons (30,000 gallons under existing operations) to 500 tons (approximately 80,000 gallons). Fermentation tanks would replace barrel storage in the existing 2,478 square foot building and an additional six grape deliveries are anticipated during the typical six-week harvest period to accommodate the increase in wine production. No changes in hours of operation, employees, or daily visitors are proposed. Additionally, olive oil tasting, and sales are permitted within the existing tasting room. The Project Description submitted with the 963/965 application indicated that "all wine produced or bottled in the proposed winery will be labeled as either being produced and/or bottled within the Calistoga Cultural Area, which will increase the profile and reputation of the local AVA." This is being clarified to correctly read as follows: "All wine produced or bottled in the proposed winery will be properly labeled under AVA regulations to reflect whether or not the grapes are grown within the Calistoga Cultural Area. The wine production at both 865 as well as 963/965 will increase the profile and reputation of the local AVA and Calistoga in general."

## **ANALYSIS**

### **A. General Plan Consistency**

Land Use Designation: The General Plan designation for the project sites are Light Industrial. The Silverado Trail frontage of the property is also subject to the Entry Corridor 2: Downvalley Silverado Trail overlay, which recognizes the existing light industrial facility. In addition, development in all entry corridors shall incorporate applicable features specified in the General Plan. These 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.

The Resort Character Area overlay, which also applies to the property, allows re-use of the existing industrial building, as well as the proposed light industrial use. Areas designated for industrial uses include light manufacturing, bottling plants, and storage subject to Land Use Considerations and Development Design Considerations identified in the General Plan Land Use Element for the Silverado Trail Section including the following specific to the project site:

- Land Use Considerations: Re-use, expansion or improvement of the Calistoga Beverage Company Site should be consistent with the development and design consideration outlined in this character area.
- Development and Design Considerations: Calistoga Beverage Campy must continue to maintain its setbacks, massing, and landscaping along Silverado Trail.

The proposed use and design of the buildings are consistent with these provisions.

Economic Development: Calistoga Vintner's Service, and wine and olive oil tasting facilities would expand and diversify economic activity within an underutilized building and provide a service to local wineries, consistent with General Plan Objective ED-1.2.

## **B. Zoning Ordinance Compliance**

The 965 project site is zoned Light Industrial (I) and the 963-965 project site is zoned Community Commercial (CC). Wine barrel storage is not a use specifically listed as conditionally permitted uses in the Light Industrial (I) Zoning District. However, pursuant to the provisions of CMC Section 17.26.020 the Planning Commission determined that the use was allowed because it is similar to the list of allowed uses and, in effect, thereby authorized the expansion of the unclassified use per the findings in PC Resolution 2021-20.

The Project would continue the current and historic uses of the existing buildings in a manner consistent with the Light Industrial land use designation of the General Plan and the Light Industrial and Community Commercial Zoning Districts. Further, the existing buildings are currently occupied with winery uses. There are no changes to parking, loading docks, driveways or drive aisles, and there are no proposed expansions to the existing building footprint.

The Zoning Ordinance's parking regulations require 20 parking spaces for the project, based on the following ratio of one (1) parking space for every 2,000 square feet of storage area, a total of 20 spaces are required for the approximately 39,000 square feet

of storage area. Staff finds that the total parking demand can be readily accommodated by the previously mentioned 96 standard parking spaces and two handicap accessible spaces available on the property of which 37 parking spaces are allocated for the project.

### **C. Growth Management**

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, where each unit is equal to 748 gallons. As the proposed use does not involve grape processing and will have the same number of employees that was proposed under UP 2013-05, the project would operate within the property's current allocation of water and wastewater. The property's current allocation of water and wastewater is more than sufficient to accommodate the proposed use and a condition of approval is proposed that would ensure that the property's water and wastewater use does not exceed the established annual baseline.

The proposed change to the wine production output from 30,000 gallons to 80,000 gallons annually at 963 Silverado Trail would be limited to interior modifications converting barrel storage to fermentation tanks for the existing wine production facility. While the changes in production would result in a projected 1.37 acre-feet per year increase in water use and 0.94 acre-feet of potable water is available to the parcel under the current will-serve letter, the combined water use of both 865 Silverado Trail and 963 Silverado Trail would be 23 acre-feet, which remains under the combined available water allocation of 70 acre-feet annually.

Wastewater at 965 Silverado Drive is currently directed to an on-site septic system. The Project proposes a joint pre-treatment system at 865 Silverado Trail to accommodate wastewater from on-site production and off-site production at 963 & 965 Silverado Trail. Combined parcel wastewaters would be treated pursuant to City and State standards, and sanitary and treated wastewater would be disposed to the City of Calistoga sewer system within the baseline wastewater allocation for 865 Silverado Trail of 95 acre-feet annually.

### **D. Traffic and Circulation**

The former uses on the property involved a wine barrel broker, storage and a repair operation (UP 2014-02); winery (UP 2013-05); and water production and bottling facility (Calistoga Beverage Company). Truck traffic will be comparable to existing and historic uses of the Project site. At its peak CBC generated up to 100 truck trips daily and employed up to 100 persons in three (3) shifts. Utilizing the Napa County Trip Generation Worksheet, the proposed winery at 865 Silverado Trail and the increase in wine production at 963/965 Silverado Trail would result in At the Project site, 103 grape delivery trips within the typical six-week harvest period are anticipated for the proposed increase in production of wine at full build out, with 97 grape delivery trips anticipated resulting from activities at 865 Silverado Trail and six grape delivery trips anticipated resulting from

activities at 963 & 965 Silverado Trail. In addition to grape haul and production related daily trips, trips.

Only minor changes in the traffic patterns would occur as a result of this project, which are insignificant and would have no significant change to the existing traffic volumes or level of service at key intersections. Furthermore, the General Plan accepts a lower level of service at key intersections. In order to maintain the character of Downtown Calistoga, as part of the General Plan EIR the City Council approved a statement of overriding considerations that exempts LOS standards within downtown, including the study intersection of SR-29/128/SR-29. It is also assumed that traffic associated with the property has already been counted in the traffic volumes that existed at the time of this determination.

### **E. Health and Safety**

With oversight and restrictions, the use will not result in fire hazards. The Fire Department has reviewed the application and has indicated that a fire sprinkler and alarm system currently exist within the building. However, the Fire Department would require they be evaluated and tested for the new use prior to occupancy. Additionally, the alarm system would need to be properly programmed to identify the use and its address.

### **FINDINGS**

To reduce repetition, all the necessary findings are contained in the draft resolution.

### **PUBLIC COMMENTS**

As of the writing of this report, staff has not received any correspondence regarding this application.

### **ENVIRONMENTAL REVIEW**

As the modifications to current operations at the Project site are comparable to historic land uses on the Project site and within existing buildings, and which are anticipated by existing zoning and General Plan designations, the Project involves negligible if any expansion of historic uses. The Project also involves minor interior and exterior modifications including improvements to the frontage landscaping and the east façade of the existing building at 863 Silverado Trail, interior floor plan modifications of existing buildings, improved water treatment and conveyance, and other tenant improvements. The improvements will rehabilitate and reestablish use of the existing underutilized building and facilities at 863 Silverado Trail consistent with the City's intent and past uses including the former operations associated with the Calistoga Beverage Company. As discussed, the Project is consistent with the General Plan designation and associated overlays and it is consistent with the zoning on the properties. Therefore, based on the foregoing, the project meets the necessary criterion for eligibility of a Class 1 categorical exemption (Section 15301) from CEQA.

Von Strasser Winery &  
Calistoga Vintner's Service, LLC  
Modification to Use Permits  
865 & 963-965 Silverado Trail  
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## **ATTACHMENTS**

1. Draft Resolution
2. Vicinity Map
3. Project Description dated June 2022
4. Project Plans