



A Tradition of Stewardship
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Agenda Date: 12/2/2015

Agenda Placement: 9D

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: John McDowell for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: SHAVETA SHARMA, PLANNER III - 707-299-1358

SUBJECT: Frog's Leap Winery Use Permit Major Modification #P14-00054

RECOMMENDATION

FROG'S LEAP WINERY-DAVID W. FLANARY- USE PERMIT MAJOR MODIFICATION NO. P14-00054-MOD

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to modify previous project approvals (Use Permit #U-93397, Use Permit #U-98501-MOD, Use Permit #P04-00427-MOD, and Use Permit #P10-00157-MOD) for an existing Winery to allow the following: 1) construct a 3,047 square foot agricultural processing facility to process fruit from the existing orchard on-site, including a 625 square foot tasting room, and an 845 square foot porch to replace an existing 2,290 square feet modular office building; 2) demolition of a 2,290 square foot modular office building; 3) increase the daily tours and tastings from 50 persons per day and 350 persons maximum per week for up to 125 persons Monday through Friday and 300 persons Saturday and Sunday, and a weekly maximum of 1,100 persons per week; 4) modify the existing Marketing Plan that allows for three monthly events for up to 25 persons to add 52 weekly events for up to 20 persons, 12 monthly events to allow up to 150 persons, four quarterly events to allow up to 500 persons, and participation in Auction Napa Valley; 5) upgrade the existing water system and wastewater treatment and disposal systems; 6) installation of four new water tanks totaling 35,000 gallons for fire suppression; and 7) increase of full time employees from four previously permitted to the existing 30 full-time employees and five part-time employees; and 8) the addition of 30 parking spaces for a total of 68 spaces. The project also includes a Napa County Road and Streets Standards Exception request to allow for an exception for the requirement to install a left turn lane on Conn Creek Road. In lieu of the left turn lane, the project will instead incorporate shoulder widening along Conn Creek Road, and use of the driveway along Rutherford Road for employee access. There are no changes to the gallons of wine produced as part of this proposal. The project is located at 8815 Conn Creek Road on a 38.92 acre parcel on the west side of Conn Creek Road between Silverado Trail and Rutherford Road, Rutherford, CA, within an AP (Agriculture Preserve) zoning district (Assessor's Parcel # 030-090-033-000).

Staff Recommendation: Continue item to future hearing date.

Staff Contact: Shaveta Sharma, (707) 299-1358 or shaveta.sharma@countyofnapa.org

Applicant Contact: Jeff Redding, 2423 Renfrew Street, Napa, CA 94558; (707) 255-7375

TO BE CONTINUED TO JANUARY 6, 2016 REGULAR COMMISSION MEETING

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission continues the item to the regular meeting of January 6, 2016.

Discussion:

Frog's Leap Winery was established on May 18, 1994, by approval of Use Permit #U93397 for a 240,000 gallon/year winery and the construction of a 26,624 square foot winery building. There were subsequent use permit modification approvals to expand the facility (Use Permit #U93397-UP; Use Permit Major Modification #U98501-MOD; Use Permit Major Modification #P04-0427-MOD; and #P10-00157-MOD). The project as it exists is compliant with respect to all structures on the property. However, the visitation, marketing, and number of employees is in excess of the last Use Permit Modification which permitted up to 50 visitors per day, 36 annual events, and four full time employees. The applicant submitted this application voluntarily upon realizing that their activities were beyond the scope authorized in 2010.

The applicant is requesting to expand the existing Winery to construct a 3,074 square foot agricultural processing facility to process fruit from the existing orchard on-site, increase the daily tours and tastings; increase the number of employees; modify the existing Marketing Plan; and upgrade infrastructure to accommodate the marketing and visitation requested. There are no changes to the gallons of wine produced as part of this proposal. The project also includes a Napa County Road and Streets Standards Exception request to allow for an exception from the requirement to install a left turn lane on Conn Creek Road. In lieu of the left turn lane, the project will instead incorporate shoulder widening along Conn Creek Road, and use of the driveway along Rutherford Road for employee access.

There are several complex technical issues on the project concerning the proposed food processing use and its relationship to existing site improvements, past winery entitlements, and proposed winery use permit modifications. Staff was not able to complete this review prior to the publishing deadline for the December 2, 2015 hearing and requires additional time to meet and confer with the applicant on project details. It is therefore requested that the item be continued to the January 6, 2016 regular Commission meeting.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell