



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 1/15/2014

Agenda Placement: 9D

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for Pete Parkinson - Interim Director
Planning, Building and Environmental Services

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

SUBJECT: Paradigm Winery Major Modification Use Permit P13-00298

RECOMMENDATION

PARADIGM WINERY USE PERMIT P13-00298

CEQA Status: Consideration and possible adoption of a Categorical Exemption. Pursuant to the California Environmental Quality Act, Section 15301 [See Class 1 ("Existing Facilities")]; Section 15303 [See Class 3 ("New Construction or Conversion of Small Structures")]; and Section 15304 [See Class 4 ("Minor Alterations to Land")], which may be found in the guidelines for the implementation of the California Environmental Quality Act and see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B; and, Section 15061(b)(3), General Rule, where there is no potential for causing a significant environmental effect. 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 Use Permit 99280-UP to allow visitation from 15 visitors per week to a maximum of 120 per week or twenty persons per day by appointment only. There are no changes to the 30,000 gallons per year production or increase in the employees, or any physical improvements to the winery proposed. The 26.25 acre project site is located at the terminus of Dwyer Road off Highway 29 and within the Agricultural Preserve (AP) Zoning District at 1277 Dwyer Rd., Oakville, California (APN: 027-540-003).

Staff Recommendation: Find the project Categorical Exempt from CEQA and approve the requested use permit modification as conditioned.

Staff Contact: Shaveta Sharma, Planner shaveta.sharma@countyofnapa.org

Applicant Contact: Ren Harris (707) 944-1683

EXECUTIVE SUMMARY**Proposed Actions:**

That the Planning Commission:

1. Find the project Categorical Exempt from CEQA based on Finding 1 of Exhibit B; and
2. Approve Use Permit (P13-00298) based on Findings 2-6 of Exhibit B and subject to the recommended Conditions of Approval (Exhibit C).

Discussion:

Mr. Harris received a Small Winery Use Permit Exception in 1988, allowing production of 6,000 gallons per year and visitation limited to fifteen (15) persons per week. The winery later expanded in 1994 (Use Permit #94088-UP) and 2000 (Use Permit #99380-UP) allowing increases in production up to 30,000 gallons per year and expansion of the winery buildings. This use permit includes an increase in visitation from fifteen (15) persons per week to a maximum of 120 per week and a maximum of twenty persons per day by appointment only. Staff finds the proposed project consistent with the Napa County Zoning Ordinance, including the Winery Definition Ordinance, and General Plan and recommends approval of the project with standard winery conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The project is Categorical Exempt, pursuant to the California Environmental Quality Act, Section 15301 [See Class 1 ("Existing Facilities")]; Section 15303 [See Class 3 ("New Construction or Conversion of Small Structures")]; and Section 15304 [See Class 4 ("Minor Alterations to Land")], which may be found in the guidelines for the implementation of the California Environmental Quality Act and see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B; and, Section 15061(b)(3), General Rule, where there is no potential for causing a significant environmental effect, Section 15301 (existing facilities) and Appendix B of Napa County's Local Procedures for Implementing the California Environmental Quality Act includes Class 3, New Construction or Conversion of Small Wineries. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Please see attached Exhibit A.

SUPPORTING DOCUMENTS

- A . Exhibit A-Background and Discussion
- B . Exhibit B- Findings

- C . Exhibit C- Conditions of Approval
- D . CEQA Memo
- E . Public comment
- F . Application
- G . Site Photos
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina