



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/2/2013

Agenda Placement: 9D

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for Hillary Gitelman - Director
Planning, Building and Environmental Services

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

SUBJECT: Outpost Winery Use Permit Major Modification P13-00141

RECOMMENDATION

OUTPOST WINERY- USE PERMIT MAJOR MODIFICATION No. P13-00141

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: Major Modification to Use Permit P04-0180-MOD, to further modify the approved and operating 30,000 gallon per year winery as : 1.) an increase in annual maximum production from 30,000 gallons per year to 50,000 gallons per year; 2.) to expand the wastewater system on-site; 3) an increase in daily visitation from a maximum of four (4) visitors per day to (20) visitors per day; 4.) addition of two marketing events for up to 50 guests; and 5.) an increase in two full-time employees to three full-time and one part-time employees. The 42.30 acre project parcel is located adjacent to Summit Lake Drive, just north of White Cottage Road North, within the AW (Agricultural Watershed) zoning district. APN: 018-200-026. 2075 Summit Lake Drive, Angwin Calif.

Staff Recommendation: Adopt the negative declaration and approve the Use Permit major modification, as conditioned.

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

Applicant Contact: Jon Webb, (707) 963-1217 or jwebb@albionsurveys.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Negative Declaration, based on Findings 1-5 of Exhibit B; and
2. Approve Use Permit Modification No. P13-00141 based on Findings 6-10 of Exhibit B and subject to the recommended conditions of approval (Exhibit C).

Discussion:

The applicant requests approval of a use permit major modification to an operating 30,000 gallon per year winery to allow an increase in maximum production capacity, an increase in by-appointment tours and tastings visitation to a new maximum of 20 persons per day, a revised and expanded marketing program, an increase in on-site employment, and expansion to the existing winery wastewater disposal system. Staff finds the proposed project consistent with the Napa County Zoning 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

Negative Declaration Prepared. 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.

BACKGROUND AND DISCUSSION

Please see Exhibit A (attached).

SUPPORTING DOCUMENTS

- A . Exhibit A- Background
- B . Exhibit B-Findings
- C . Exhibit C - Conditions of Approval
- D . CEQA-Draft Negative Declaration
- E . Department comments
- F . Prior approvals
- G . Application submittal
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell