



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/19/2014

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: SHAVETA SHARMA, PLANNER III - 707-299-1358
SUBJECT: Robert Foley Vineyards Winery

RECOMMENDATION

ROBERT FOLEY VINEYARDS WINERY- USE PERMIT MAJOR MODIFICATION NO. P14-00085

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 of a Use Permit Major Modification to Use Permit (P06-01275-UP) for an existing Winery to allow the following: 1) Increase production from 30,000 gallons per year up to 50,000 gallons per year; 2) Addition of tours and tastings for up to ten (10) visitors maximum per day and sixty (60) visitors per week maximum; 3) Addition of 12 wine/food events with a maximum of 12 guests; 4) Addition of two wine/food events with a maximum of 50 guests; 5) Conversion of an existing 1,760 square feet agricultural barn to winery use as multipurpose space, an employee break room, and tool storage; 6) Addition of four (4) parking spaces and six (6) parking spaces total; 7) Increase in number of employees from one full-time and one part-time to ten or fewer; 8) Request for on premise consumption of wines produced on site within the multipurpose space in accordance with AB 2004; and 9) Expansion of the on-site septic system. The project is located on an 13.4 acre site at 1300 Summit Lake Drive, Angwin, approximately 0.55 mile north of White Cottage Road, designated Assessor's Parcel Number: 018-230-004, within the Agricultural Watershed zoning district.

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

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

Applicant Contact: Tom Carey, (707) 479-2856 or tcarey.law@gmail.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. P14-00085 based on Findings 6-10 of Exhibit B and subject to the recommended conditions of approval (Exhibit C).

Discussion:

The applicant requests modification of a use permit to an existing winery to increase production up to 50,000 gallon, addition of tours and tastings for up to ten (10) visitors maximum per day and sixty (60) visitors per week maximum, addition of 12 wine/food events with a maximum of 12 guests, addition of two wine/food events with a maximum of 50 guests, conversion of an existing 1,760 square feet agricultural barn to winery use as multipurpose space, an employee break room, and tool storage, addition of four (4) parking spaces and six (6) parking spaces total, increase in number of employees from one full-time and one part-time to ten or fewer, request for on premise consumption of wines produced on site within the multipurpose space in accordance with AB 2004, and expansion of the on-site septic system. Staff finds the proposed project consistent with the Napa County Zoning Ordinance and General Plan, including the Winery Definition Ordinance 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

See attached Exhibit A.

SUPPORTING DOCUMENTS

- A . Attachment A- Background and Discussion
- B . Attachment B- Findings
- C . Attachment C - Conditions of Approval
- D . Division Comments

E . Draft Environmental Document

F . Prior Conditions of Approval

G . Application

H . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell