



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/5/2014

Agenda Placement: 8B

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 Use Permit Major Modification P14-00085

RECOMMENDATION

ROBERT FOLEY VINEYARD 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 for: 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 and sixty (60) visitors per week maximum; 3) addition of 12 wine/food events with a maximum of 12 guests; 4) addition of two (2) wine/food events with a maximum of 50 guests; 6) conversion of an existing 1,760 square feet agricultural barn to winery use as multipurpose space, an employee break room, and tool storage; 7) addition of four (4) parking spaces and six (6) parking spaces total; 8) increase in number of employees from one full-time and one part-time to ten or fewer; 9) request for on premise consumption of wines produced on site within the hospitality building in accordance with AB 2004; and 10) expansion of the on-site septic system. No physical improvements to the winery are proposed. The project is located on an 13.4 acre site at 1300 Summit Lake Drive, approximately 0.55 mile north of White Cottage Road, designated Assessor's Parcel Number: 018-230-004.

Staff Recommendation: Drop the item from the agenda for renoticing for the November 19, 2014 Planning Commission Meeting.

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

Applicant Contact: Thomas Carey, (707) 479-2856 or tcarey.law@gmail.com

TO BE DROPPED FROM THE AGENDA FOR FUTURE RENOTICING

EXECUTIVE SUMMARY**Proposed Action:**

That the Planning Commission:

1. Drop the item from the agenda for renoticing for the Commission meeting of November 19, 2014.

Discussion:

The applicant requests approval of a use permit for a new winery with production up to 50,000 gallon; addition of tours and tastings for up to ten (10) visitors maximum and sixty (60) visitors per week maximum; addition of 12 wine/food events with a maximum of 12 guests; addition of two (2) 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 hospitality building in accordance with AB 2004; and expansion of the on-site septic system. No physical improvements to the winery are proposed. An error occurred in the public notice sent out which requires renoticing of this item. Therefore, this item will be before the Commission on November 19, 2014.

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