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A Commitment to Service

Agenda Date: 2/19/2014

Agenda Placement: 9A

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: Diogenes Ridge Use Permit P12-00347

RECOMMENDATION

DIOGENES RIDGE WINERY- USE PERMIT NO. P12-00347

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 for a new 30,000 gallon per year winery as follows: 1) construction of new winery buildings totaling 1,755 square feet, including hospitality and tasting room, office space, and construction of a 1,690 square feet covered crush pad; 2) construction of 5,800 square foot of caves for fermentation and barrel storage; 3) request for on premise consumption of wines produced on-site to occur in the tasting room; 4) construction of a wastewater treatment system; 5) construction of a 20 foot wide winery access road; 6) construction of nine parking spaces; 7) tours and tastings by appointment only on a daily basis up to a maximum of 15 visitors per day and a maximum of 90 visitors per week; 8) marketing events up to four (4) per year with a maximum of 100 guests; 9) private promotional tastings with meals up to 36 per year with a maximum of 20 guests; 10) wine club/release events up to four (4) per year with a maximum of 50 guests; 11) one Auction event per year with a maximum of 100 guests; and 12) 10 or fewer employees. The 12.94-acre project site is located on the north side of Brookside Drive, approximately 700 feet east of White Cottage Road in Angwin and zoned Agricultural Watershed. APN:024-201-036. Brookside Drive, Angwin, Calif.

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: Donna Oldford, (707) 963-5835 or dboldford@aol.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. P12-00347 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 for a new winery with production up to 30,000 gallon, construction of a new winery building totaling 1,755 square feet, including hospitality and tasting area, office space, and a 1,690 square foot covered crush pad; construction of 5,800 square foot of caves for fermentation and storage; request for on premise consumption of wines produced on-site to occur in the tasting room; construction of a wastewater treatment system; construction of a 20 foot wide winery access road; construction of nine parking spaces; tours and tastings by appointment only on a daily basis up to a maximum of 15 visitors per day and a maximum of 90 visitors per week; private promotional tastings with meals up to 36 per year with a maximum of 20 guests; wine club/release events up to 4 per year with a maximum of 50 guests; one Auction event per year with a maximum of 100 guests; and 10 or fewer employees. 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
- B . Attachment B- Findings
- C . Attachment C - Conditions of Approval

- D . Division Comments
- E . Draft Environmental Document
- F . Public Comment
- G . Application
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina