



Agenda Date: 4/2/2008
Agenda Placement: 8C

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: LINDA STCLAIRE, PLANNER II - 707.299.1348
SUBJECT: Robert Craig Winery Production Increase from 20,000 GPY to 25,000 GPY

RECOMMENDATION

ROBERT CRAIG / ROBERT CRAIG WINERY L.P. - USE PERMIT MAJOR MODIFICATION REQUEST #P07-00822-MOD

Request: Approval to modify Use Permit #98183-UP to increase annual wine production from 20,000 gallons per year to 25,000 gallons per year with no increase in visitation, marketing or other changes. The project is located on a 20.19 acre parcel on the south side of Summit Lake Drive, approximately one and a quarter mile west of its intersection with White Cottage Road within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel # 018-060-072) 2475 Summit Lake Drive, Angwin.

Staff Recommendation: Find project categorical exempt from CEQA and Approve Major Modification with recommended conditions of approval.

EXECUTIVE SUMMARY

This project consists of a small increase in production from 20,000 gallons per year to 25,000 gallons per year with no changes to existing marketing and visitation. The winery is comprised of two structures totalling 10,944 square feet on 20.19 acres overlooking the Lake Hennessey Watershed. The current approved marketing plan consists of eight events per year with no more than 30 visitors at a time. Approved retail sale and tours and tasting are by prior appointment only and limited to a maximum of 12 persons on any day, with an average of 4-6 visitors a week. The applicant has been proactive in his efforts to notify the neighbors of his intention to increase production and the department has received four letters of support from neighbors and none in opposition.

Staff Recommendation: That the Planning Commission adopt Resolution P07-00822 finding the project Categorically Exempt pursuant to CEQA Guidelines Section 15301, and approving the Use Permit Major Modification.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is Categorically Exempt pursuant to CEQA, Section 15301 Existing Facilities, Class 1. section 3. Minor Modifications of existing wineries are consistent with Napa County's Local Procedures for Implementing the California Environmental Quality Act, pursuant to Chapter 5, Exempt Projects, and Appendix B, Class 1: Existing Facilities, subsection 3.

BACKGROUND AND DISCUSSION

Owner: Robert Craig Winery LP

Applicant/Representative: Robert Craig

Zoning: AW Agricultural Watershed

General Plan Designation: Agriculture, Watershed and Open Space

Filed: November 20, 2007

Declared Complete: December 20, 2007

Building size: Total winery square footage 25,556 (NO CHANGES PROPOSED)

Production Capacity: Proposed: 25,000 gallons per year (increase from 20,000 gal/yr.)

Marketing: Currently 3 wine release events per year with a maximum of 30 persons; wine tasting club and/or trade personnel 4 times per year with a maximum of 12 persons; and 1 wine auction per year with a maximum of 30 persons. (No changes proposed)

Visitation: Currently - Retail sale and tours and tasting by prior appointment only, with visitation limited to a maximum of 12 on any day, with an average of 4-6 visitors per week, on an annual basis. (No changes proposed)

Number of employees: existing: 2 FT, 2 PT, proposed change: 3 FT, 1 PT

Hours of operation: existing: 8-5, no proposed change

Parking: existing: 5 off-street no proposed change

Adjacent Zoning / Land Use:

North and West: AW - 35 acre parcel owned by Turley Wine Cellars with vineyards and a residence.

South: AW - 110 acre parcel owned by the Howell Mountain Mutual Water Company with lakes.

East: AW - three parcels ranging from 3-37 acres with homes on two of the properties and True Vineyards/Outpost Wines LLC on the third, the closest being approximately 460 feet from Robert Craig Winery.

Property History: Vacant parcel until dwelling built in 1996

1996 - Original single family home (currently vacant) constructed on the parcel 80 feet west of the current winery building.

1998 - Parcel purchased by current owner

April, 1999 - The Planning Commission approved the original winery use permit (# 98183-UP) which was subsequently appealed to the Board of Supervisors by Michael Williamson on behalf of adjacent property owners regarding environmental issues and road maintenance issues. In March of the following year, the Board of Supervisors denied the appeal and upheld the Planning Commissions approval of the Use Permit but include revisions to address neighbor concerns. The Conditions of Approval included reduction in the square footage of the winery and reducing the production from 25,000 to 20,000 gallons per year, moving the winery and the leach fields further away from the Howell Mountain Water District area, no pomace stored or disposed within the Howell Mountain Water District, no night lighting, maintain landscaping to screen the project from the neighbors, roadway maintenance and repair costs totaling an additional \$15,000. Road repairs were made, construction commenced in June of 2001 and the winery was completed in October of 2002. The Board of Supervisors approved the Mitigated Negative Declaration and all mitigation measures continue to be met.

Code Compliance History: None

Discussion Points:

1. No Physical Changes - Staff are not aware of any issues on this project. The project was originally quite controversial when approved, but since completion, there have been no complaints and the winery was built in compliance with the use permit and all department's standards. Increasing the gallonage triggers a Major Modification application by ordinance. Otherwise, the scope of this project is quite minor and typically would have been handled at a staff-level had the ordinance enable such an action.
2. Production Increase - This action will increase the production by 5,000 gallons back to the level originally requested in 1999. As noted above, the Board of Supervisors in acting on the appeal reduced the gallonage as part of negotiations with all parties involved on the appeal. Now the winery is up and running, and it appears neighbor issues have been resolved, there appears to be no issue with raising the production back to the originally requested level.
3. Neighbor Comments - There have been four letters to date submitted in support of the application.

Consistency With Standards:

1. Zoning - AW (Agricultural Watershed). allowed per Napa County Ordinance: 18.20.030 Para. H.
2. Building/Fire Code - No new construction proposed. The current building complies with standards.
3. Public Works Standards - No new construction proposed. The current site improvements comply with standards and the requirements of the original use permit.
4. Environmental Management Standards: All septic systems are currently installed and adequately sized for the proposed production increase and one additional employee.

SUPPORTING DOCUMENTS

- A . Resolution
- B . Recommended Conditions of Approval
- C . Conditions of Approval UP#98183-UP
- D . Public Works Comments
- E . Fire Comments
- F . EM Comments
- G . Public Comments
- H . Application and Supplemental information
- I . Wastewater calcs
- J . Water Availability Report
- K . graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell