

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Purple Line Urban Winery Expansion (UP 12-09 Amend & GPA 16-01)

Lead Agency: City of Oroville Contact Person: Luis A. Topete
Mailing Address: 1735 Montgomery Street Phone: 530-538-2408
City: Oroville Zip: 95965 County: Butte

Project Location: County: County City/Nearest Community: Oroville
Cross Streets: Safford St to the South, Feather River Blvd Zip Code: 95965
Longitude/Latitude (degrees, minutes and seconds): 39 ° 30 ' 40 " N / 121 ° 34 ' 6 " W Total Acres: 0.77
Assessor's Parcel No.: 012-290-006, 007 & 008 Section: 7 & 18 Twp.: 19N Range: 4E Base: MDBM
Within 2 Miles: State Hwy #: SR 162 & SR 70 Waterways: Feather River
Airports: NA Railways: Union Pacific Railroad Schools: 7 total

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ X ] Mit Neg Dec Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [ X ] Rezone [ ] Annexation
[ X ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ X ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

- [ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees Transportation: Type
[ ] Commercial: Sq.ft. Acres Employees Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees Power: Type MW
[ ] Educational: Waste Treatment: Type MGD
[ ] Recreational: Hazardous Waste: Type
[ ] Water Facilities: Type MGD [ X ] Other: Urban Winery

Project Issues Discussed in Document:

- [ X ] Aesthetic/Visual [ ] Fiscal [ X ] Recreation/Parks [ X ] Vegetation
[ X ] Agricultural Land [ X ] Flood Plain/Flooding [ X ] Schools/Universities [ X ] Water Quality
[ X ] Air Quality [ X ] Forest Land/Fire Hazard [ X ] Septic Systems [ X ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ X ] Sewer Capacity [ X ] Wetland/Riparian
[ X ] Biological Resources [ X ] Minerals [ X ] Soil Erosion/Compaction/Grading [ X ] Growth Inducement
[ ] Coastal Zone [ X ] Noise [ X ] Solid Waste [ X ] Land Use
[ X ] Drainage/Absorption [ X ] Population/Housing Balance [ X ] Toxic/Hazardous [ X ] Cumulative Effects
[ ] Economic/Jobs [ X ] Public Services/Facilities [ X ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Zoning: Intensive Commercial (C-2) & High-Density Residential (R-3); GP: Retail and Business Services & High Density Residential

Project Description: (please use a separate page if necessary)
Please see attached project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # _____                   | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB # _____                    |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date September 15, 2016 Ending Date October 14, 2016

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>NA</u>	Applicant: <u>George and Katherine Barber</u>
Address: _____	Address: <u>1218 Montgomery St</u>
City/State/Zip: _____	City/State/Zip: <u>Oroville, CA 95965</u>
Contact: _____	Phone: <u>(530) 534-1785</u>
Phone: _____	

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**Signature of Lead Agency Representative:**  **Date:** 9/14/2016

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

# NOTICE OF COMPLETION - PROJECT DESCRIPTION

The project applicants, George and Katherine Barber, have applied for an amendment to Use Permit (UP) 12-09, a General Plan Amendment (GPA) 16-01, and a lot merger for the parcels identified as APNs: 012-290-006, 012-290-007 and 012-290-008. UP 12-09 was initially approved by the Planning Commission on April 22, 2013 for the construction of an urban winery and tasting room at 760 Safford Street (APN: 012-290-006). The property needed extensive improvements to become suitable for the intended use, including interior renovation, insulation, climate control, landscape improvements, security improvements to the fence, a security system for the building and improvements to the parking lot. Additionally, the small front office within the existing building was increased in size and remodeled into a suitable tasting room and storefront with ADA accessibility. The warehouse portion of the building is the location for making and storing wine and wine related equipment and products. As part of the approval for UP 12-09, the Planning Commission simultaneously approved GPA 12-01 and Rezone (ZC) 12-02 changing the General Plan land use designation of Medium High Density Residential (14-20 du/acre) to Retail and Business Services (RBS) and a Zoning designation of Medium Density Residential (R-2) to Intensive Commercial (C-2) for the ability to conduct commercial wine sales with a tasting room at 760 Safford Street, subject to the approval of a use permit (UP 12-09).

The property owners have since purchased 790 Safford Street (APN: 012-290-007), developed with an existing single-family home, and the adjacent undeveloped lot identified as APN: 012-290-008. The applicants have applied to merge these parcels with the existing winery. Both APN: 012-290-007 and 012-290-008 have a current General Plan designation of Medium High Density Residential (MHDR) and Zoning designation of High-Density Residential (R-3). As split zoning is not permitted on a single parcel, a recommendation will be forwarded to the Planning Commission to extend the C-2 Zoning designation of 760 Safford Street onto what is currently APN: 012-290-007 and 012-290-008 once the parcels are merged. To ensure consistency between the Zoning designation and underlying General Plan land use designation, the applicants have applied for a General Plan Amendment (GPA 16-01) to change the General Plan land use designation from MHDR to RBS.

The proposed expansion of the winery's operations onto APN: 012-290-007 and 012-290-008 includes the following:

## Proposed Construction Activities

- Rehabilitating the existing single-family home at 790 Safford Street (APN: 012-290-007) to use as a commercial kitchen to cater events at the winery. Two bedrooms will remain and construction activities include new siding, a pitched roof, plumbing, electrical, and other repairs as needed.
- Eventual construction of 2,500 square feet of additional storage and processing space. Once built, most of the processing will take place in this new space.
- Construction plans include landscaping the entire outdoor space with plantings similar to the current landscaping at 760 Safford Street with the addition of grape plantings along the fence lines to enhance the "winery" look and feel. Proposed plantings include Russian sage, salvia grapes, pistache and Chinese maple trees, dogwood and silk trees.
- Landscaping will also include lawn areas for picnics and seating areas to be used for weddings, small venue concerts and other outside events.
- A water feature is also being proposed to provide additional photo opportunities during weddings and private events and as a sound barrier from traffic noise.
- Construction of a gazebo and two new bocce ball courts.
- Additional parking lot on the northwest section of the project site with an access driveway from Feather River Boulevard.

## Additional Uses Proposed

- The additional space will be used for outdoor events, such as bocce ball leagues, weddings, small venue concerts, private parties/gathers, other festive gatherings/celebrations, etc., in

connection to the sale of alcoholic beverages through the winery. This space will be offered as rental space for such events.

- Applicants are considering kayak and bicycle rentals because of the project's proximity to the Feather River and local parks.
- The applicants have been approached by Butte College to use the winery as part of the education process in the viticulture curriculum.
- The applicants have also been approached by local vineyard operators to provide custom crush services, including making wine for other wineries and private consumers (private label). The applicants' current facility does not allow for this service to be offered due to the limited processing space. The proposed expansion will facilitate the increase in processing and bring additional revenue to the winery.

#### Hours of Operation

- Hours of operation will typically be five days per week (Wednesday – Sunday) from noon to 8:30pm.
- During concerts, bocce ball league events and private parties, closing times will be 10:00pm.