



City of Oroville

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NOTICE OF AVAILABILITY **AND NOTICE OF INTENT TO** **ADOPT A MITIGATED NEGATIVE DECLARATION**

TO: Interested Parties
FROM: City of Oroville, Community Development Department
DATE: September 14, 2016
SUBJECT: Circulation of a Mitigated Negative Declaration and Notice of Intent to Adopt the Mitigated Negative Declaration for the request to expand the Purple Line Urban Winery (UP 12-09 Amend & GPA 16-01)

Applicant: George and Katherine Barber
1218 Montgomery Street
Oroville, CA 95965

File Number: UP 12-09 Amendment
GPA 16-01

Site Location:

The project site is located in the City of Oroville, Butte County, California, and encompasses three contiguous properties identified as follows:

- 760 Safford Street (APN: 012-290-006); 0.23 acres
- 790 Safford Street (APN: 012-290-007); 0.14 acres
- Undeveloped Lot (APN: 012-290-008); 0.40 acres

Description of Project:

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.

Environmental Determination:

An Environmental Checklist and Initial Study were prepared to examine potential areas of impact resulting from this project. The Initial Study found that the proposed project will not have a significant effect on the environment. As a result, an Environmental Impact Report was determined not to be required and a Mitigated Negative Declaration was prepared.

Availability of Documents:

The Mitigated Negative Declaration and supporting Environmental Checklist / Initial Study are now available for public review at the City of Oroville Community Development Department, 1735 Montgomery Street, Oroville, CA, 95965. Documents can also be viewed/downloaded electronically at the following location: <http://www.cityoforoville.org/services/planning-development-services-department/planning-division/planning-projects>.

Comments on the Mitigated Negative Declaration:

The City requests your comments on the Mitigated Negative Declaration during a **30-day review period**, which commences September 15, 2016 and ends October 14, 2016.

The Initial Study may be obtained from, and written, e-mailed, or oral comments may be directed to:

Luis A. Topete, Associate Planner
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All interested parties are invited to attend the public hearing(s) or send written communications to the City of Oroville, Community Development Department, no later than the relevant hearing date(s).