

Gallina, Charlene

From: Walt Brooks <brooksvineyard@sbcglobal.net>
Sent: Monday, July 11, 2016 9:16 PM
To: Gallina, Charlene
Cc: Gary Margadant
Subject: Re: Fwd: Napa County Development Process - Standard Conditions of Approval Update for Discretionary Projects

Hi Charlene,

Sorry I forgot to add two more items:

- If there are other pre-existing illegal and non-compliant structures or issues with a parcel that are not remedied by the new permit request then those need to be resolved before the new permit can be issued.
- If there are pending legal actions by Napa County on the requestor or business owner then that needs to be resolved before the new permit can be issued.

Thanks,
Bernie

From: Walt Brooks <brooksvineyard@sbcglobal.net>
To: Charlene Gallina <charlene.gallina@countyofnapa.org>
Cc: Gary Margadant <gsmargadant@gmail.com>
Sent: Monday, July 11, 2016 9:12 PM
Subject: Re: Fwd: Napa County Development Process - Standard Conditions of Approval Update for Discretionary Projects

Hello Charlene,

I was forwarded a copy of the newly proposed COA and have some comments below on the COA for Winery.

But first let me say that I am glad that conditions will be checked along the whole project process and

thank you for the improved clarity of the new document. If you have any questions about my comments please let me know.

Thank You,
Bernadette Brooks

Section 1.0

1.3 a. and b. - I think a definition of what is accessory vs production is needed somewhere for reference.

1.3 d. - refers to section 8.2 but I think that changed and should be 8.2 and 8.3

1.3 e. - should refer to COA 8.4, not 8.3

1.3 g. - Is this maximum number of employees on site at any one time? Or maximum employed, full-time, part-time and contract? I think it is important to consider longterm contract employees in the employee counts.

1.3 - should there be a description of Ag acreage loss?

Section 4.0

4.3 c. - Removal of Oak trees replaced 2.1 need to be ensured survival and some limit on size of tree that is allowed to be removed at all.

4.12 Mitigation measure monitoring needs to include the frequency of monitoring.

4.13 - I think there needs to be a check on notification of nearby neighbors (currently 1000 ft or touching parcels I believe) and if any part of the project involves an easement then show that the neighbor who gave the easement is aware and ok with the project as described or that the courts have decided that the project has the right to continue.

(I am not sure if this is the same as being recorded?)

Section 6.0

6.1 - states " TCOs should not be used for the occupancy of hospitality buildings" but I think should also state or for hospitality use anywhere on the site as someone could use their production facility or caves for hospitality.

Section 7.0

7.4 - Landscaping needs to be low water and maintained Bay-Friendly.

Section 8.0

8.1 - The county needs a way to determine if the food service is incidental and cost recovery only.

Is there a separate accounting that can be checked at audit time?

8.2 d. - The county should state that visitation hours can be no greater than between 10 AM and 10 PM.

8.2 e. - references itself and typo ?

- I have never been asked to sign a log book , this seems to me a very unreliable accounting of the number of people visiting at a winery. Tickets sold to a marketing event maybe a good thing.

8.3 d. - How are cultural or social events, like having a concert or wedding educational AND incidental ?

I may have to drink the wine from the winery so " somewhat educational" but no way incidental!

I think these are special events and should be regulated as such.

All activity including cleanup should cease by 10 PM, not a choice.

8.5 - Residences on winery site should have to show rental records if pre-existing and if new when audited.

8.9 a. - Perhaps an example of a well monitoring report would be helpful.

What about quality checks periodically to ensure healthy, potable water?

What about concerns/reports from neighbors of impact on their water supply, any way to trace connectivity?

8.9 b. - Are well-drillers logs or water trucks delivery tags required to be cross-checked with parcel permits?

How will Planning monitor this?

8.9 c. - What does "winery" mean here, just new/mod described in the permit request or for the whole parcel?

Should this also refer to the WAA submitted with the project and states allowance is based on the numbers submitted in the WAA, if WAA found faulty then allowable water draw can be changed?

8.16 - Require new and major modifications in the AW to register and complete Napa Green certification.

On Wed, Jun 22, 2016 at 6:27 PM, Gallina, Charlene <Charlene.Gallina@countyofnapa.org> wrote:

Hello Regular Customers of Napa County Planning, Building and Environmental Services,

Most of you are likely aware that the last time we formally presented an update to our Standard Conditions of Approval for Winery and Other Project discretionary applications to the Planning Commission was in December of 2012. Attached, please find the proposed changes which we will be bringing to the Planning Commission on July 14th (a Special Planning Commission Meeting) or at their next meeting on July 20th for review and recommendation to the Board of Supervisors. Thereafter, the recommended Standard Conditions will be presented to the Board for their consideration and adoption. Please note that Commission and the Board of Supervisors will take public testimony on this item.

Please review and provide comment by July 6th if you want me to incorporate your comments into our staff report to the Commission or at least prior to July 14th. If we go on July 20th, I will need comments by July 12th to incorporate into the July 20th staff report. Please note that I will get back to you by July 1st on which meeting we will take this item.

As presented, staff is seeking comments on three (3) sets of Standard Conditions: Winery Applications, Other Project Non-Residential/Residential Applications, and Specific Plan Area (Napa Valley Business Park) Applications.

The proposed changes in these conditions are as follows:

Proposed Standard Conditions have now been reorganized into nine(9) project milestones:

1. Project Scope
2. Compliance with Other Departments and Agencies,
3. Payment of Fees as Prerequisite For Issuance of Permits
4. Prior to Issuance of a Grading Permit and/or Building Permit
5. Project Construction
6. Prior to Authorization of a Temporary Certificate of Occupancy
7. Prior to Issuance of a Final Certificate of Occupancy
8. Operational Characteristics of the Project
9. Miscellaneous

Proposed wording of the Standard Conditions have been modified to standardize language, ensure consistency and clarity, and to avoid any duplication. Furthermore, Staff has standardize project specific conditions that have been applied to projects over the years, and have added conditions from the Building Division and Fire Department to provide more information regarding the permitting process and expectations when applying for such permits.

As for any significant changes, staff has renamed the "Well" condition to "Ground Water Management – Wells" and updated its language to address the County's Water Availability Analysis (WAA) Policy adopted by the Board of Supervisors on May 13, 2014. Lastly, Staff is proposing a condition and procedure that would carry over previous non-construction and/or operational conditions of approval for Major Modification applications only at this time.

If you have any questions, comments or suggested changes, please contact me or John McDowell.

Best Regards,

Charlene Gallina
Supervising Planner
Napa County Planning, Building, & Environmental Services Department
(707) 299-1355

CONFIDENTIALITY NOTICE: This email message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable law. If you are not the intended recipient of the message, please contact the sender immediately and delete this message and any attachments. Thank you.