



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/15/2014

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: SHAVETA SHARMA, PLANNER III - 707-299-1358
SUBJECT: Carroll Family Residence Rezoning Application No. P14-00111

RECOMMENDATION

DAVID AND ELIZABETH CARROLL / CARROLL FAMILY RESIDENCE REZONE - PROPOSED ORDINANCE P14-00111

CEQA Status: Mitigated Negative Declaration Prepared. According to the proposed mitigated negative declaration the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following areas; Hydrology/Water Quality. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5

Request: Applicant-sponsored ordinance to rezone the Carroll Family Residence in southeastern Napa County, from RS (Residential Single) to RC (Residential Country) zoning. The rezoning of the property is requested to accommodate the planting of vineyards on the property. The project includes earthmoving, associated with the development of approximately two acres of new vineyard located on the subject property. Due to the minimal slopes on the property the vineyard planting will not require an Erosion Control Plan. Full-time employees of the vineyard are limited to property owners on site. The project is located on a 3.96 acre parcel at 1055 Monticello Road, approximately a quarter mile from its intersection with Silverado Trail, within a RS (Residential Single) zoning district. Assessor's Parcel No. 049-161-009, 1055 Monticello Road, Napa, Calif.

Staff Recommendation: Drop the item from the agenda for renoticing at a future date.

Staff Contact: Shaveta Sharma, 299-1358 or shaveta.sharma@countyofnapa.org

TO BE DROPPED FROM THE AGENDA FOR FUTURE RENOTICING

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Drop the item from the agenda for renoticing at a future date.

Discussion:

Application to Rezone the property from Residential Single to Residential Country. The rezoning of the property is requested to accommodate the planting of vineyards on the property. The project would include earthmoving, associated with the development of approximately two acres of new vineyard located on an approximate 3.96 acre holding (the subject property). Typical slopes within the project area boundaries range from 2% to 5%. Due to the minimal slopes on the property the vineyard planting will not require an Erosion Control Plan. No existing trees or native vegetation are proposed to be removed as part of this project. Water will be trucked in from Napa Sanitation District as the water source for the vineyards while they are being established, and afterwards will be dry farmed. No heat or frost protection is being proposed as part of the project. Earthmoving and grading activities associated with the installation of vineyard include, but are not limited to, ripping to a depth of approximately 36 inches, maintenance of any excess cut on site, and land smoothing and contouring. Full-time employees of the vineyard are limited to property owners on site.

As requested, the rezoning requires certain development standards that the parcel in its current configuration cannot accommodate. As such, staff and the applicant are requesting that this item be dropped from the agenda in order to explore other alternatives available for this request. It should be further noted that Staff will renote this item for a future meeting date when ready.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT**BACKGROUND AND DISCUSSION****SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell