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Agenda Date: 10/2/2019

Agenda Placement: 7A

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: Charlene Gallina, SUPERVISING PLANNER - 299-1355
SUBJECT: Rombauer Vineyards Wine Production Facility

RECOMMENDATION

ROMBAUER VINEYARDS WINE PRODUCTION FACILITY / ROMBAUER VINEYARDS, INC. / USE PERMIT MAJOR MODIFICATION # P19-00109-MOD

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of Use Permit Modifications to allow the following at an existing 100,800 sq.ft. warehouse building to: (1) increase annual production capacity by 320,000 gallons to a total of 1,200,000 gallons per year (up from 880,000 gallons per year); and (2) add five full-time and 10 part-time employees (total of 35 full-time and 10 part-time employees). Rombauer Vineyards is currently operating a crush, barrel storage and bottling facility from 7:00 am to 7:00 pm, Monday through Friday in the Napa Valley Gateway Business Park. The project site has 77 total parking spaces. No tours and tastings or marketing events are included in the proposal. There are no proposed changes to the interior or exterior of the building. The project is located on an approximately 5.95-acre site at the intersection of Airport Boulevard and Airpark Road, and is in the Napa Valley Business Park Specific Plan (NVBPSP) and (IP/AC) Industrial Park/Airport Compatibility Combination Zoning District. 601 Airpark Road, Napa; Assessor's Parcel Number: 057-240-015

Staff Recommendation: Adopt the Negative Declaration and approve the requested Major Modification as conditioned.

Staff Contact: Sean Kennings, Contract Planner, (415) 533-2111, or sean@lakassociates.com

Applicant: Rombauer Vineyards, Inc, Lynn Sletto, 707-963-6629 or lynn@rombauer.com

Applicant Representative: Beth Painter (707) 337-3385, or beth@bnapa.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Negative Declaration for Rombauer Vineyards Wine Production Facility based on Findings 1-6 of Attachment A; and,
2. Approve Use Permit Modification No P19-00109-MOD based on Findings 7-14 of Attachment A and subject to the recommended conditions of approval (Attachment B).

Discussion:

This application proposes to increase wine production within an existing 108,000 sq.ft. warehouse facility to a production capacity of 1,200,000 gallons per year and add additional employees to accommodate this increase. The proposed request is for an increase of 320,000 gallons per year. The project site was originally part of a 14.8-acre property that was subdivided in 1992 into three parcels with a total of four buildings. The largest lot created by the subdivision had two of the four buildings, including the 26,279 sq.ft. building that is part of this application. A subsequent parcel map was approved in 2012 splitting the largest parcel thereby creating separate lots for the two buildings. No tours and tastings or marketing events are included in the proposal. There are no proposed changes to the interior or exterior of the building. The project site has 77 total parking spaces.

Rombauer Vineyards is currently operating a crush, barrel storage and bottling facility at 601 Airpark Road in the Napa Valley Gateway Business Park. The 5.95-acre site, located at the intersection of Airport Boulevard and Airpark Road, is in the Napa County Airport Area Specific Plan and IP Zoning District. The winemaking facility and existing operations have been previously approved by Napa County allowed under prior Use Permit #U-90-25, and subsequent modifications #P07-00368-MODVMM [Typo] ("First Rombauer Modification"), #P08-00101-MOD ("Second Rombauer Modification") and #P17-00142-VMM, (Third Rombauer Modification). The First Rombauer Modification authorized the use of an existing building to allow for bottling, distribution and barrel aging of wine with a total capacity of 880,000 gallons per year. The Second Rombauer Modification authorized the construction of a 25,200 sq.ft. single story addition for additional barrel storage, a new grape receiving area, and grape crush and press operations. The Third Modification authorized the installation of a new wastewater pre-treatment system. The total authorized capacity remained unchanged at 880,000 gallons per year.

The new wastewater treatment system has been operating since July, 2018. Rombauer has been monitoring water use and the wastewater system. Bartelt Engineering has compiled data from 2009-2018 to document the production levels, water and wastewater volumes (see Attachment F). The new wastewater system can accommodate an increase in use without any increase in water demand. The proposed increase will not require an increase in water use as fully described in the Bartelt Engineer report. The First Modification approved 30 full time employees. The proposed Use Permit amendment would add an additional 5 full-time and 10 part-time employees for a total of 35 full-time and 10 part-time employees.

The new wastewater pre-treatment equipment has significantly improved the overall wastewater system. The new system was fully operational for harvest 2018. As documented in the Bartelt Report, the water required for the production of one gallon of wine decreased by approximately 20% from 2017 (old system) to 2018 (new system). (see Table 8 in Bartlett Engineering Report - Attachment F). In 2018, 1.72 gallons of water was used for production of one gallon of wine. The report recommends using a higher ratio of 2.6 gallons of water/gallon of wine in estimating the demand for 1.2M gallons. In addition, Rombauer will continue to track water usage. The City of

American Canyon has approved the existing and proposed water usage of 9,026 gallons per day (gpd) but indicated a new will-serve letter would be required if Rombauer exceeds this daily allocation. This request does not include any increase in building coverage or changes to the overall site plan.

The project is compatible in design and operation with other projects located in the Napa Valley Business Park Specific Plan (NVBPSP) area and staff supports grant of the use permit modification, subject to the recommended conditions of approval.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner: Rombauer Vineyards, Inc. (A California Corporation)

Owner Representative: Lynn Sletto, 707-963-6629 or lynn@rombauer.com

Applicant Representative: Beth Painter (707) 337-3385, or beth@bnpapa.com

Zoning: IP:AC (Industrial Park: Airport Compatibility Combination)

General Plan Designation: Industrial

Filed: March 26, 2019; **Resubmittal:** June 6, 2019; **Application Complete:** July 8, 2019

Parcel Size: 5.95 acres

Existing Building Size: 108,800 sq.ft.

Proposed Building Size: No Change Requested

Existing Production Capacity: 880,000 gallons per year

Proposed Production Capacity: 1,200,000 gallons per year (a 320,000 gallons per year increase)

Existing Marketing: None

Proposed Marketing: None Change Requested

Existing Visitation: None

Proposed Visitation: None Change Requested

Existing Number of Employees: 30 full-time

Number of Employees: Additional five (5) full-time & 10 part-time (total of 35 full time/10 part-time employees)

Existing Hours of Operation: 7:00 AM to 7:00 PM, Monday - Friday (excluding harvest season)

Existing Hours of Operation: No Change Requested

Existing Parking: 77 spaces

Proposed Parking: No Change Requested

Airport Compatibility: Zone D - Common Traffic Zone - area of routine overflight at low elevations. Wineries, warehousing, distribution, office and light industrial uses are highly compatible with this zone. There should also be no more than 100 people per acre inside structures and no more than 150 people per acre inside and outside. All aspects of the development have been designed to comply with these limitations.

Adjacent General Plan Designation / Zoning / Land Use:

North: Industrial General Plan designation, Industrial Park (IP:AC) Zoning - A 6.31-acre property home of Barrel Ten Quarter winery/bottling plant and a 2.5 acre property with light industrial development.

South: Industrial General Plan designation, Industrial Park (IP:AC) – A 1.97-acre property at 607 Airpark Road with light industrial uses and a 1.84-acre parcel owned by Rombauer Winery for winery production uses which also shares access with 607 Airpark Road.

East: Industrial General Plan designation, Industrial Park (IP:AC) - A 9.96-acre site across Airpark Road comprised of six buildings with office, warehousing and light industrial uses.

West: Public Institutional General Plan designation, Airport District (AV:AC) - Across the railroad tracks lies the Napa County Airport consisting of a total of 824.65 acres comprised of 15 properties.

All adjacent zoning designations include the Airport Compatibility (:AC) combination district.

Wineries in Vicinity:

Attachment D provides of list of 23 wineries/production facilities operating, approved to operate, or pursuing approvals to operate within the NVBPSP Area.

Property History:

February 13, 1991 - Use Permit (#U-90-25) was approved by the Planning Commission. Approved the construction of a 100,800 sq.ft. building in two phases for the manufacture of wine bottle labels and corks. The facility would operate 24 hours per day, six days per week, with three shifts and a total of 130 employees and 177 parking spaces.

September 17, 1993 - Use Permit Modification (#93048) was approved by the Zoning Administrator. Allowed the addition of 12 parking spaces in an area required to be landscaped (outside the required perimeter/property line landscaping). This area is shown for future building expansion.

August 16, 2007 - Use Permit Modification (P07-00368) was approved by the Director. Allowed bottling, distribution and barrel aging in an existing 89,000 sq.ft. warehouse/office building (approx. 20,661 sq.ft. office) , including a partial second floor, with 280,000 gallons of wine stored in stainless tanks, 600,000 gallons stored in barrels (10,000 barrels), a 150,000 gallon process waste tank and a 3,666 sq.ft. wastewater pretreatment area. The project was also authorized as follows: Hours: 7:00 am to 6:00 pm (office 8:00 am to 5:00 pm) excluding harvest - five days/week; Employees: 8-12 full-time, 6 part-time; and Parking: no change indicated.

May 27, 2008 - Use Permit Modification (P08-00101-MM) was approved by the Zoning Administrator. Increased the floor area from 89,000 sq.ft. to 105,000 sq ft. by constructing a 25,200 square foot single-story addition for additional barrel storage, a new grape receiving area, and grape crush and press operations; converting approximately 13,100 sq.ft. of first floor office area to warehousing; removing approximately 2,261 square feet of second floor office area; and, removing approximately 6,780 square feet of mezzanine area currently used for storage. The approval also included reducing the number of full-time employees from 130 to 30; modifying the parking lot to add additional area to the entry courtyard; removing parking to provide an outdoor employee area at the southeast corner of the building; and, add metal awnings over the second floor windows on the east elevation. The project was authorized as follows: No tours and tastings or marketing activities were proposed with this request. All process wastewater to be pre-treated on-site prior to discharge to the sewer system serving the business/industrial park; Hours: existing - 7:00 am to 6:00 pm (office 8:00 am to 5:00 pm) excluding harvest - five days/week; Employees: 30 full-time; and Parking: 89 spaces.

2014: A Use Permit (#P13-00361-UP & P13-00362) was approved by the Planning Commission to allow conversion of 25,200 sq.ft. single story addition for additional barrel storage, a new grape truck receiving area, and mechanical equipment for operations and associated site improvements including parking.

June 22, 2017: A Minor Use Permit modification (P17-00142) was approved by the Director to allow for the development of an onsite wastewater system.

Code Compliance History:

There are no records of code violations.

Discussion Points:

1. Access - The existing building has access from Airpark Road, shared with two other buildings, one to the east and one to the south. No changes in the circulation pattern are proposed or required.
2. Water/Sewer - The project site is currently connected to municipal water provided by the City of American Canyon and domestic sewer provided by the Napa Sanitation District. Both agencies have indicated that there is capacity to serve the proposed winery and have issued new will-serve letters. The increase in wine production will continue to utilize the existing wastewater facility located at 601 Airpark Road and will utilize a hold and haul system when necessary.
3. Employee Increase - Rombauer has 30 existing employees. To accommodate the requested production increase, Rombauer is requesting to add 5 full-time and 10 additional part-time employees. There are 77 existing parking spaces to accommodate increase production operation, as well as, the requested level of employees, both full-time and part-time.
4. Winery Definition Ordinance (WDO) - The site of the proposed wine production facility is zoned IP:AC (Industrial Park: Airport Compatibility) District. Because the proposed facility would not operate within the County's AW (Agricultural Watershed) or AP (Agricultural Preserve) districts, the facility is not subject to the roadway setback, grape sourcing, and other requirements of County Code Sections 18.104.200 through 18.104.250 (WDO).
5. Greenhouse Gas Reduction Strategies - The County requires project applicants to consider methods to reduce Green House (GHG) emissions consistent with the Napa County General Plan Policy CON-65(e), which requires GHG review of discretionary projects. The applicant has completed the Department's Best Management Practices Checklist for Development Projects, which is attached to this report as Attachment E. As discussed above, the applicant has already implemented the following GHG reduction methods at the existing production facility: installation of rooftop solar panels; implements a Travel Demand Management Program that includes employee

incentives, carpools and vanpools, and bike riding incentives; installation of LED indoor and outdoor lighting; installation of water efficient fixtures and toilets; existing water efficient landscaping; implements recycling, currently certified as a Napa Green Business; committed to use of recycle materials; and continued employee education on sustainable practices. This facility has also installed a new wastewater pretreatment system that significantly reduces the water usage and truck trips to East Bay MUD and is currently researching use of reverse osmosis system to reuse process waste water.

Consistency with Standards:

1. NVBPSP / Zoning - The IP:AC (Industrial Park: Airport Compatibility) allows wine production, wineries and associated accessory uses, warehousing, distribution and office uses with the approval of a use permit. Site layout, building design, coverage, and setbacks comply with all applicable Napa Valley Business Park Specific Plan (NVBPSP) and zoning regulations.
2. Department/Division Review - The Fire Department, Engineering Services Division, Public Works Department, Building Division, and Environmental Health Division have all recommended approval of the project as conditioned.
3. Other Agencies - The facility has municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. Both agencies indicated the project was consistent with previously issued will-serve letters. The Napa Sanitation District has also conditioned the project for compliance with applicable District requirements.

Decision Making Options:

As noted in the Executive Summary Section above, Staff is recommending approval of the project with conditions of approval as described in Option 1 below. Decision making options including the following:

Option 1 – Approve Applicant’s Proposal with Project Specific Conditions of Approval

Discussion - This option would result in approval of the proposed annual winery production and staffing increases. Development setbacks meet or exceed the requirements of the IP:AC Zoning District. No exceptions or variations to the IP:AC development standards have been requested. The Commission may suggest modifications or deletions of some of the recommended conditions of approval under this option, though staff are not recommending any changes.[Do we normally invite the PC to make changes? Seems funky]

Action Required – Follow proposed action listed in Executive Summary. If conditions of approval are amended, specify conditions to be amended at time motion is made.

Option 2 – Reduced Project Alternative

Discussion - Generally development in the business park area does not lend itself to a reduced project alternatives such as floor area or production reductions, and/or restrictions on the number of employees, hours of operation or business operations.

Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence that suggests such limits on the proposed development of this industrial park-zoned property are warranted. Development limitations as noted herein may impact viability of the intended use of the building.

Action Required – Follow proposed action listed in Executive Summary and amend scope and project specific conditions of approval to place limits on development. If major revisions of the conditions of approval are required,

item will need to be continued to a future date.

Option 3 – Deny Proposed Use Permit Modification

Discussion - In the event the Commission determines that the project does not, or cannot meet the required findings for grant of a use permit or consistency with the General Plan, Commissioners should articulate what aspect(s) of the project is in conflict with required findings or General Plan, and either deny the request or continue the item to allow the applicant an opportunity to redesign the project.

Action Required – Commission should articulate the aspect(s) of the project in conflict with required findings or General Plan and either take action to deny the project or, if needed, remand the matter to staff for preparation of required findings to return to the Commission on specified date.

Option 4 - Continuance Option

Discussion - The Commission may continue an item to a future hearing date at its own discretion.

SUPPORTING DOCUMENTS

- A . Recommended Findings
- B . Recommended Conditions of Approval & Agency Memos
- C . Initial Study/Negative Declaration
- D . Previous Project Conditions (Approvals)
- E . Use Permit Application Packet
- F . Water Availability Analysis & Wastewater Analysis
- G . Napa Valley Business Specific Plan Area Wineries
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: Brian Bordona