

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

1195 Third Street, Ste. 305  
Napa, Ca. 94558

**Wednesday October 2, 2019**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

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### COMMISSION MEMBERS

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*VICE CHAIR*

*Dave Whitmer*  
*District # 2*

*COMMISSIONER*

*Anne Cottrell*  
*District # 3*

*CHAIR*

*Joelle Gallagher*  
*District # 1*

*COMMISSIONER*

*Andrew Mazotti*  
*District # 4*

*COMMISSIONER*

*Jeri Hansen*  
*District # 5*

*COMMISSION COUNSEL*

*Laura Anderson*

*SECRETARY-DIRECTOR*

*David Morrison*

*COMMISSION CLERK*

*Lashun Fuller*

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The Commission welcomes you to its meeting which is regularly scheduled the first and third Wednesday of the month. The Commission meets at 1195 Third Street, Ste. 305 Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

### ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

### PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

### APPEAL PROCEDURE:

If you do not agree with the Commission's decision or the conditions that may have been imposed by the

Commission in approving an agenda item, you may appeal the Commission's action to the Napa County Board of Supervisors. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 305 in Napa. If you have any question concerning the appeals procedure, please call (707) 253 4580 and request assistance.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

**Agenda available on line at [www.countyofnapa.org](http://www.countyofnapa.org)**

**1. CALL TO ORDER / ROLL CALL****2. PLEDGE OF ALLEGIANCE****3. CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen comments and recommendations concerning current issues and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

**4. APPROVAL OF MINUTES**

None

**5. AGENDA REVIEW****6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. 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](mailto:sean@lakassociates.com)

**Applicant:** Rombauer Vineyards, Inc, Lynn Sletto, 707-963-6629 or [lynn@rombauer.com](mailto:lynn@rombauer.com)

**Applicant Representative:** Beth Painter (707) 337-3385, or [beth@bnpnapa.com](mailto:beth@bnpnapa.com)

**B. LANCE ELLMAN, JLE GROUP, LLC / ELLMAN FAMILY WINEREY / USE PERMIT #P18-00249**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration, the proposed project would not have any potentially significant impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of a Use Permit for a new 30,000 gallon per year winery to allow the following: (a) construction of a 6,104 sq. ft. one-story winery building, including 4,356 sq. ft. of production floor area and 1,748 sq. ft. of accessory floor area (1,205 sq. ft. tasting room and commercial kitchen), with a 1,115 sq. ft. outdoor covered work area, and a 552 sq. ft. covered terrace outside the tasting room; (b) installation of two water storage tanks totaling 100,000 gallons for fire suppression, and two water storage tanks totaling 21,000 gallons for domestic and irrigation; (c) on-site parking for 8 vehicles; (d) ten or fewer full and part-time employees; (e) hours of operation seven days a week: production 6:00 AM to 6:00 PM (non-harvest) and visitation 10:00 AM to 6:00 PM; (f) tours and tastings by appointment only (wine and food pairings) for a maximum of 15 visitors per day, 70 maximum per week; (g) establishing a marketing program, which may include catered events, to host two events per month for up to 10 guests at each event; one event per year with up to 100 guests at each event; one event per year with up to 125 guests at each event; and, one event per year with up to 200 guests at each event (665 guests per year); (h) on-premise consumption of wines produced on site in the tasting room and outdoor covered terrace in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (i) installation of a left turn lane and right turn deceleration lane on Silverado Trail ; (j) on-site domestic and process wastewater treatment systems; and, (k) driveway improvements, entry gate/signage, and landscape improvements. The winery is proposed on a 13.52 acre property located on the east side of the Silverado Trail, south of the Silverado Trail/Soda Canyon Road intersection, within the Agricultural Watershed (AW) zoning district. APN: 039-610-001, 3286 Silverado Trail, Napa.

**Staff Recommendation:** Adopt the Negative Declaration and approve the Use Permit, as conditioned.

**Staff Contact:** Sean Trippi, Principal Planner, (707) 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**Applicant:** Lance Ellman, JLE Group, LLC; (954) 646-5464 or [lance@jlegroup.com](mailto:lance@jlegroup.com)

**Applicant Representative:** Donna Oldford, Plans4Wine; (707) 963-5832 or [dboldford@aol.com](mailto:dboldford@aol.com)

**C. ALSACE COMPANY, LTD / SCARLETT WINERY / USE PERMIT #P16-00428-UP**

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area(s): Transportation. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a Use Permit for a new 30,000 gallon per year winery to allow the following: a) construction of a winery building consisting of two detached structures (a two story 4,514 sf hospitality/administration building and a one story 18,022 sf production building) separated between the east outdoor terrace area and a landscaped area; b) construction of a 4,725 sf covered outdoor crush pad - crush will occur inside the winery production building; c) tours and tastings by

appointment only with a maximum of 15 visitors per day and a weekly maximum of 80 visitors; d) a marketing program of two (2) food and wine pairing lunch event per month with a maximum of 10 persons; one (1) wine club release event per year with a maximum of 100 guests; one (1) large event per year with a maximum of 125 guests; and one (1) wine club release event per year for groups of up to 200 guests with up to 10 event staff. Events to be held between 10 am and 6 pm or 6 pm to 10 pm. Larger events (100, 125, and 200 guests) to be held on weekends only. Portable toilets to be utilized during any event hosting greater than 75 guests. Shuttle service used for events over 100 guests; e) six (6) full-time, two (2) part-time employees and two (2) employees during harvest for vineyard activities only; f) a commercial kitchen for some food preparation and use as a caterers' staging area for some of the marketing events; g) on-premises consumption of wines produced on-site within the east and west outdoor terraced areas, outdoor picnic area and hospitality building designated tasting areas in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); h) winery hours of operation daily 6 am – 6 pm (Non-harvest production hours) and daily visitation hours of operation daily 10 am –6 pm; i) construction of seven (7) visitor and five (5) employee parking spaces both with a handicapped space and one area for a high occupancy vehicle for a total of 13 spaces; j) installation of a wastewater system; k) installation of a regulated transient non-community water system; l) installation of two (2) 20,000-gallon domestic water storage tank and one (1) 100,000-gallon fire water storage tank; m) installation of an entry gate and winery sign; and n) all project spoils to be disposed on-site. The project is located on an approximately 47.88 acre site at 1052 Ponti Road, which intersects with Skellenger Lane just west of Silverado Trail, within the Agricultural Preserve (AP) & Agricultural Watershed (AW) Zoning Districts, St. Helena, CA; APN: 030-280-010.

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and approve the Use Permit. as conditioned.

**Staff Contact:** Charlene Gallina, Supervising Planner, (707) 299-1355; [charlene.gallina@countyofnapa.org](mailto:charlene.gallina@countyofnapa.org)

**Applicant:** Sherrett Reicher, Alsace Company LTD; (925) 314-0193; [mcooper@scarlettwines.com](mailto:mcooper@scarlettwines.com)

**Applicant Representative:** Donna B. Oldford, Plans4Wine; (707) 963-5832; [dboldford@aol.com](mailto:dboldford@aol.com)

## 8. ADMINISTRATIVE ITEMS

None

## 9. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **OCTOBER 16, 2019 REGULAR MEETING**
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

**11. PROJECTS REQUIRING COMMISSION FOLLOW-UP REVIEW**

Refer to "PBES Current Projects" Web Page <https://www.countyofnapa.org/591/Current-Projects>

**12. ADJOURNMENT**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 09-24-19 BY 5 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Lashun Fuller (By e-signature)  
Lashun Fuller, Clerk of the Commission