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Agenda Date: 10/7/2009

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: KIRSTY SHELTON, PLANNER III - 707 253 4417
SUBJECT: Beckstoffer Vineyards II & VI - Tentative Parcel Map #P09-00182-PM

RECOMMENDATION

BECKSTOFFER VINEYARDS II & VI TENTATIVE PARCEL MAP #P09-00182-PM

CEQA Status: Negative Declaration prepared. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: The project consists of a request to subdivide two parcels of ± 72.95 acres and ± 74.30 acres into three parcels of approximately ± 48.19 acres (Parcel 1), ± 55.49 acres (Parcel 2), and ± 44.11 acres (Parcel 3). The site is currently developed with vineyard, an existing single family dwelling, farm labor dwelling, two agricultural barns, and a farm management office (proposed to remain on Parcel 2). Proposed new building envelopes are identified on Parcels One and Three that could include, by right, a future single-family dwelling and a guest cottage on each parcel. The project is located within the Agricultural Preserve (AP) Zoning District, on Conn Creek Road extending from approximately 250 feet south of the intersection with State Highway 128 to Conn Creek Road's terminus at Skellenger Lane (Assessor's Parcel Numbers: 030-200-070, 030-280-031, 030-200-075); 8600 Conn Creek Road, Rutherford.

Staff Recommendation: Adoption of the proposed Negative Declaration and approval of the Tentative Parcel Map with conditions of approval.

Staff Contact: Kirsty Shelton, 299-1377, kshelton@co.napa.ca.us

EXECUTIVE SUMMARY

Proposed Action:

1. That the Planning Commission adopt the Negative Declaration based on findings 1-6 of Exhibit A (attached);

2. That the Planning Commission approve the Tentative Parcel Map P09-00182 based on findings 7-13 of Exhibit A attached.

Discussion:

The project consists of subdividing two existing +/- 72.95 and +/- 74.30 acre vineyard parcel into three parcels of approximately 48.19, 55.49, and 44.11 acres. The project site is located on the southern terminus of Conn Valley Road where it meets Skellenger, proposed Parcel three extends to Ponti Road. Currently approximately 122 acres are planted to vineyards, the property is accessed by an existing driveway and the remainder of the property consists of an existing single family dwelling, farm labor dwelling, two agricultural barns, and a farm management office (proposed to remain on Parcel 2). There are no anticipated changes in land use. The new parcels will remain in vineyard. Though no construction is anticipated, there are two new building sites designated with access from Conn Creek Road and Ponti Road respectively.

The site is zone Agricultural Preserve (AP), and has a Agricultural Resource General Plan designation. The minimum parcel size for the AP is 40 acres. The proposed subdivision meets the design requirements of the Napa County Subdivision Ordinance. Staff is recommending approval of the tentative parcel map.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Negative Declaration prepared. 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/Applicant: Beckstoffer Vineyards II & VI

Representative: Chris Cordano

General Plan Designation: Agricultural Resource (AR), Napa County General Plan, 2008-2030

Zoning: Agricultural Preserve (AP)

Filed: May 2009; deemed complete September 9, 2009

Building Size: No buildings are proposed as part of this application; however 2-acre development envelopes are proposed on the newly created lots (Parcel One & Parcel Three).

Adjacent Zoning / Land Use:

The parcel and surrounding area are producing vineyards, wineries, rural residential, and to the east, Silverado

Trail, with the western majority of the property within the 100-year floodplain. Adjacent parcel to the south and east include single family residences and vineyard use, and to the north and west vineyard uses, all within the identical Zoning District (AP) and General Plan Designation (AR).

Property History:

The property is developed with about 122 acres of planted vineyards, unpaved access roads, an existing single family dwelling, farm labor dwelling, two agricultural barns, and a farm management office (proposed to remain on Parcel 2), and an irrigation pond. There would be no conversion of existing farmland to non-agricultural usage.

Discussion:

1. The proposal will subdivide two parcels that are approximately ± 74.3 and ± 72.95 -acre site into three parcels of approximately 48.19 acres (Parcel 1), 55.49 acres (Parcel 2) and 44.11 acres (Parcel 3). The site is two legal parcels, with one split for assessment purposes. Two acre building envelopes that could include a future single-family dwelling and a guest cottage are identified on Parcel 1 and 3. No increase of building footprint or development activity is proposed on Parcel 2.
2. The proposed subdivision is entirely within a FEMA Flood Zone AE. The Base Flood Elevation (BFE) is available in a detailed study and ranges from 143 MSL to 159 MSL. A FEMA designated floodway is adjacent to the proposal. As conditioned all development must conform to Napa County Code Chapter 16.04.
3. No future development for winery or any other uses other than as vineyard are proposed as part of this request; a potential 2-acre residential building site (one primary dwelling and a guest cottage and associated site improvements) is shown on Parcels 1 and 3.
4. Details of the proposal are contained in the attached application and accompanying materials.
5. Comments and recommendations from various County departments are attached.

Consistency with Standards:

All reviewing departments/agencies have found the project as proposed and conditioned to be consistent with their respective requirements and regulations, findings are attached as Exhibit A.

1. Zoning - The Napa County Code Section 18.104.010 states that the minimum lot size in the AP (Agricultural Preserve) zoning district is 40 acres; these parcels meet this standard.
2. General Plan - Policy AG/LU-21 (Agricultural Resource (AR) intent is to identify areas in the county in which agriculture is the predominant land use, requires a minimum parcel size of 40 acres and allows one dwelling per parcel; these parcels meet this intent.
3. Building/Fire Code - The project as proposed does not include any requests for building. However, in the future any proposals will need to comply with the California Building Code. Further, it will need to comply with applicable standards, regulations, codes and Ordinance such as Fire Code requirements; this will include but is not limited to emergency water supply, fire protection systems, and proper addressing.
4. Public Works - The project is adjacent to a FEMA Flood zone "AE" and is subject to the criteria of Napa County Code Section 16.04.705 regarding floodplain development, in the absence of proposed development within that area the Public Works department conditioned an additional map sheet with clear notations of the requirements.

Further, confirmations that the geological stability and water analysis is preformed prior to recordation of a final map.

5. Environmental Management - Because of the absence of a development proposal the department had no comments or conditions of approval. However, any future development must comply with the department's conditions of approval memo, and/or applicable requirements at the time of new construction.

SUPPORTING DOCUMENTS

- A . Exhibit A - Findings
- B . Exhibit B - Conditions of Approval
- C . Department Comments
- D . Initial Study
- E . Application Materials
- F . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell