



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 11/1/2017

Agenda Placement: 8A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** David Morrison - Director  
Planning, Building and Environmental Services

**REPORT BY:** Dana Ayers, Planner III - (707) 253-4388

**SUBJECT:** Regusci Winery Use Permit Major Modification and Exception to Road and Street Standards, P16-00307

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### **RECOMMENDATION**

#### **REGUSCI SIMONE RANCH LIMITED PARTNERSHIP / REGUSCI WINERY / USE PERMIT APPLICATION #P16-00307 – UP AND REQUEST FOR EXCEPTION TO ROAD & STREET STANDARDS**

**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 a request to modify a previously-approved use permit (95550 – UP) for the existing Regusci Winery, to include all of the following: a) expansion of winery facilities and an increase in permitted annual wine production from 25,000 to 50,000 gallons per year; b) deletion of a condition of approval of 95550 – UP that allows one custom production operation utilizing 5,000 gallons of the production capacity and no more than 20 percent of the winery's storage area; c) an increase in visitation from 10 to 400 visitors to the winery per week, with no more than 150 guests on any day; d) addition of opportunities for visitors to consume wine purchased on-site (Business and Professions Code Sections 23358, 23390 and 23396.5), in four locations proximate to the winery buildings and a proposed recycled water storage pond; e) addition of a marketing program that includes food and wine pairings (one per day, up to four days per week) for up to 12 guests per day, plus 10 events annually for up to 50 guests, five events annually for up to 150 guests and one event annually for up to 200 guests, with some events to occur outdoors, in the four locations for which on-site wine consumption is requested; f) an increase in employment from one full-time to 16 full-time and part-time staff members; g) recognition of 2,330 square feet of administrative employee areas inside of an existing building, labeled as Building C on the use permit plans, that was not approved under prior use permit; h) recognition of approximately 730 square feet of food preparation space inside of Building C, which area was not approved under prior use permit; i) approval of a public water system; j) recognition of 17 on-site, employee and visitor vehicle parking spaces where the prior use permit authorized 10; k) replacement of four, 10,000-gallon aboveground tanks with one 15-foot tall steel tank for storage of between 65,000 and 100,000 gallons of water for fire suppression purposes; l) grading and excavation on a

portion of an approximately 0.6-acre area northwest of the winery buildings, for purposes of installing a pond for storage of one acre-foot of recycled water for vineyard irrigation; m) installation of various other changes to utilities and facilities on-site, including installation of a fire hydrant, a pond infiltration and pumping system, a Lyve wastewater treatment system with related aboveground equipment and tanks, and directional traffic markings and signage on existing the existing paved access road to inform drivers of one-way traffic movements. The project includes widening of the winery's private access road from Silverado Trail to 20 feet of asphalt-paved width. The approvals requested with the project include a request for approval of an exception to Napa County Road and Street Standards (RSS) to remove the requirement for a two-foot wide gravel shoulder where the road abuts an existing walnut tree. The Regusci Winery operates on 162.6-acre parcel located at 5584 Silverado Trail, Napa (Assessor's Parcel No. 039-030-023), on the east side of Silverado Trail and approximately two miles east of the town of Yountville. The property has General Plan land use designations of Agricultural Resource (AR) and Agriculture, Watershed and Open Space (AWOS), and is zoned AP (Agricultural Preserve) and AW (Agricultural Watershed) Districts.

**Staff Recommendation:** Continue the item to the Planning Commission's Regular Meeting of November 15, 2017.

**Staff Contact:** Dana Ayers, Project Planner, (707) 253-4388 or dana.ayers@countyofnapa.org

**Applicant Contact:** George Monteverdi, Monteverdi Consulting, (707) 761-2516 or george@monteverdiconsulting.com

**TO BE CONTINUED TO NOVEMBER 15, 2017, REGULAR PLANNING COMMISSION MEETING**

**EXECUTIVE SUMMARY**

**Proposed Action:**

That the Planning Commission continue the item to the Planning Commission's Regular Meeting of November 15, 2017.

**Discussion:**

The proposed project is a modification to the use permit for the existing Regusci Winery. The requested modification would allow an increase in permitted wine production, from 25,000 gallons to 50,000 gallons of wine per year; would establish a winery marketing program consisting of events, food and wine pairings and on-site consumption of wine purchased at the winery; and includes various utilities and site improvements associated with the requested production increase. The application also requests recognition of noncompliant winery operations currently happening at the winery, including a higher number of employees than specified in the winery use permit; winery expansion and conversions of winery spaces to winery accessory use spaces; and tours and tastings occurring above permitted numbers. With the use permit modification, the applicant is requesting an exception to the Napa County Road and Street Standards (RSS) to allow elimination of the required two-foot wide shoulders in certain locations, as a means to protect existing mature walnut trees.

The applicant has requested to continue the item to November 15, 2017. After reviewing the items tentatively scheduled for that meeting date, staff has determined that the meeting agenda for November 15 can accommodate this additional item, and therefore, staff has no objections to the applicant's request for continuance.

**FISCAL IMPACT**

Is there a Fiscal Impact?            No

**ENVIRONMENTAL IMPACT**

**BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

A . Continuance Request

Napa County Planning Commission: Approve

Reviewed By: Vincent Smith