

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, November 01, 2017
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Joelle Gallagher</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>VICE CHAIR</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>CHAIR</i> <i>Jeri Gill</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>David Morrison</i>		<i>COMMISSION CLERK</i>

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

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

The Clerk of the Commission requests approval of Minutes for the meetings held on:

- September 20, 2017 (All Commissioners present)
- October 4, 2017 (Commissioner Terry Scott was excused)

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS****A. 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

B. STEVE REYNOLDS / REYNOLDS FAMILY WINERY / USE PERMIT MAJOR MODIFICATION #P14-00334-MOD

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

Request: Approval of a Use Permit Modification for an existing winery to allow the following: a) an increase of the annual production capacity from 20,000 gallons to 40,000 gallons; b) the construction of a new $\pm 2,266$ sq. ft. addition to the winery ($\pm 1,534$ sq. ft. production; ± 732 sq. ft. accessory) for a total of $\pm 12,975$ sq. ft.; c) an increase of employees from four (two full-time plus two part time during harvest) to a total of nine (five full-time employees, two part-time employees, plus two part-time employees during harvest); d) an increase in visitation from 10 visitors to 40 visitors per day; e) change in the days of operation from Monday–Saturday to seven (7) days per week; f) a change of production hours from 6:00 am - 4:30 pm to 6:00am to 6:00 pm, and a change of hospitality hours from 10:00 am - 4:30 pm to 10:00 am to 6:00 pm; g) a change to the location of on-site wine consumption to include the tasting rooms and an outdoor patio area adjacent to the existing pond; h) the construction of a shade structure over the existing outdoor patio area; i) a modification to the existing Marketing Plan to increase the number of events from three to 54 events per year (two/month

for 24 persons, two/month for 40 persons, four/year for 60 persons and two/year for 125 persons) with the serving of light fare foods; evening events to cease by 10:00 pm; no amplified outdoor music; the use of private toilets for events of 60 persons or more; and on days of larger marketing events, the total daily wine tours/tasting visitation will be decreased in number by the size of the event; *j*) the installation of a 100,000 gallon fire protection water storage tank (± 31 ft. in height), a pump house, and a 10,500 gallon domestic water storage tank (± 16 ft. in height); *k*) the establishment of a small public water system; *l*) the construction of driveway improvements with an additional 16 parking spaces for a total of 22 spaces; *m*) an expansion of the existing wastewater treatment system; and, *n*) the installation of a left turn lane on Silverado Trail. The project is located on a ± 13.45 -acre parcel on the east side of Silverado Trail, approximately 300 feet south of its intersection with Soda Canyon Road, within the Agricultural Watershed (AW) zoning district; 3266 Silverado Trail, Napa, CA 94558; APN: 039-610-002.

Options for Planning Commission Action:

Option 1: Adopt the Negative Declaration and approve the Use Permit Modification in its entirety as requested by the Applicant based on the findings in Attachment A and as conditioned in Attachment B.

Option 2: Adopt the Negative Declaration and approve reduced components of the applicant's requested Use Permit Modification pursuant to Commission direction based on the findings in Attachment A and to include modified conditions as contained in Attachment B.

Option 3: Adopt the Negative Declaration and approve components of the requested Use Permit Modification that would bring the Winery into compliance only to address the Code Compliance citations referenced below based on the findings in Attachment A and to include modified conditions as contained in Attachment B.

Option 4: Deny the requested Use Permit based on findings provided by the Planning Commission. This action will require the Winery to operate at its currently approved levels.

Staff Contact: Wyntriss Balcher, Planner II, (707) 299-1351 or wyntriss.balcher@countyofnapa.org.

Representative Contact: Donna Oldford, Plans4Wine, (707) 963-5832 or DBOldford@aol.com

9. ADMINISTRATIVE ITEMS

10. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **NOVEMBER 15, 2017 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

11. COMMISSIONER COMMENTS / COMMITTEE REPORTS

12. FUTURE AGENDA ITEMS

- ITEMS REQUIRED TO RETURN TO THE PLANNING COMMISSION FOR DISCUSSION BASED ON FUTURE PRIVATE CONSTRUCTION SCHEDULE
- #03457-UP, 1 year after occupancy - Kendall Jackson (formerly Pecota) Winery

- #P12-00347-UP, 1 year after occupancy - Diogenes Ridge Winery
- #P09-00185-UP, 1 year after occupancy - Ca' Nani Winery
- #P10-00206-UP, 1 year after occupancy for visitation - Caravan Serai Winery
- #P10-00123-MOD, 1 year after occupancy - MJA Vineyards
- #P11-00464-MOD, 1 year after occupancy - Oakville Grocery
- #P13-00055-UP, 3 years after approval date for reporting on visitation and marketing - Bell Wine Cellars

13. 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 OCTOBER 26, 2017 BY 11:30 AM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Brian Clerici (By e-signature)
Brian Clerici, Acting Clerk of the Commission