

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, November 18, 2020
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>VICE CHAIR</i> <i>Andrew Mazotti</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>CHAIR</i> <i>Dave Whitmer</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Joelle Gallagher</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Megan Dameron</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> <i>Lashun Fuller</i>

IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE PLANNING COMMISSION MEETING

Napa County Planning Commission meetings will be conducted via teleconference using the Microsoft Zoom program in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Napa County Health Officer on March 18, 2020, as may be periodically amended.

To participate in the Napa County Planning Commission meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

The Napa County Planning Commission will continue to meet pursuant to the adopted 2020 calendar <https://www.countyofnapa.org/DocumentCenter/View/15733/2020-PC-MEETING-SCHEDULE>.

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Please watch or listen to the Planning Commission meetings in one of the following ways:

- | Watch on your TV - Napa Valley TV Channel 28.
- | Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.
- | Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
- | Via Granicus by http://napa.granicus.com/ViewPublisher.php?view_id=21

You may submit public comment on any item that appears on the agenda, or general public comment for any item or issue that does not appear on the agenda, as follows:

1. Via email – send your comment to the following email address: PC@countyofnapa.org. Please provide your name and indicate the agenda item upon which you are commenting. Emails received will not be read aloud but will still become part of the public record.
2. Via telephone - please call the Planning Commission Public Comment Line at: 707-299-1776. Please provide your name and the agenda item on which you are commenting. Your call will be placed on hold and heard by the Commission in the order received.

The above-identified measures exceed all legal requirements for participation and public comment, including those imposed by the Ralph M. Brown Act and Executive Order N-29-20. If you have any questions, contact us via telephone at (707)-253-4417 or send an email to planningcommissionclerk@countyofnapa.org.

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 request approval of Minutes for the meeting held on: November 4, 2020 (All Commissioners Present).

5. AGENDA REVIEW

6. DISCLOSURES

7. PUBLIC HEARING ITEMS

A. VITE GALLERON WINERY, LLC / SULLIVAN RUTHERFORD ESTATE / USE PERMIT MAJOR MODIFICATION NO. P19-00156-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 a Use Permit Major Modification to an existing 22,500 gallon per year winery to allow the following: **A. Components Necessary to Remedy Existing Violations:** (1) Recognition of 45 visitors per day when seven (7) visitors per week by appointment only were permitted; (2) recognition of six (6) marketing events with a total of 100 people. The winery is not approved for marketing events; (3) recognition of hours of operations 8:00 am–5:00 pm (production), seven (7) days a week. The winery has operations approval for 8:00 am – 4:00 pm, five (5) days per week; (4) Recognition of 15 full-time employees and two (2) part-time employees. The winery has approval for two (2) full-time and three (3) part-time employees; and (5) recognition of 20 parking spaces. The winery was approved for eight (8) spaces. **B. Expansion Beyond Existing Entitlements:** (1) Renovate, modernize, and expand the existing 7,784 square foot winery facility to a 30,310 square foot winery facility with 24,050 square feet for production uses and 6,260 square feet for accessory uses; (2) construction of a new 16,428 square foot winery building; (3) removal of approximately 1.0 acres of vineyards for construction of a new winery building; (4) increase production capacity from 22,500 to 33,000 gallons/year; (5) allow a maximum of 300 visitors per week; (6) allow additional marketing events consisting of 12 small monthly events, maximum 25 people, between the hours of 11:00 am to 9:00 pm; (7) amend the on-site consumption of wine location in accordance with the Business and Professions Code Sections 23390 and 23396.5, to add an area between the new winery building and on the deck of the new upper deck of the new winery building; (8) revise hours of operations to 10:00 am to 6:00 pm (visitation); (9) add five (5) full-time employees, modifying recognized employees from 15 full-time and 2 part-time to 20 full-time employees; (10) add a transient non-community water system with an upgraded well; (11) add a commercial kitchen for wine and food pairings and marketing events; (12) upgrade of wastewater disposal system; (13) add eight (8) parking spaces for a total of 28 spaces; (14) revise circulation with construction of a new driveway; and (15) installation of approximately four (4) 10,000 gallon fire water tanks, one (1) 10,500 gallon

domestic water tank, and one (1) 10,500 gallon irrigation water tank. The project is located on an approximately 26.17 acre site within the AP (Agricultural Preserve) zoning district with a General Plan land use designation of AR (Agricultural Resources) at 1090 Galleron Road, Rutherford, CA 94573; APN: 030-070-010.

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

Staff Contact: Trevor Hawkes, Planner III, (707) 253-4388 or trevor.hawkes@countyofnapa.org

Applicant Contact: Juan Pablo Torres Padilla, VITE Galleron Winery, LLC, PO Box 565, Rutherford, CA 94573, (707) 963-9646 or jptorres@pa-capital-management.com

Applicant's Representatives: Orla Regan Huq, Orla Studios; 150 Harbor Drive #1982, Sausalito, CA 94965; (415) 235-8664; orla@orlastudios.com.

B. RAPP RANCH ESTATE, LLC / SHADYBROOK ESTATE WINERY / MAJOR MODIFICATION P20-00158-MOD & ROAD & STREET STANDARDS EXCEPTION REQUEST

CEQA Status: Consideration and possible adoption of an Addendum to the previously adopted 2019 Negative Declaration prepared for Shadybrook Winery Major Modification P18-00450-MOD. Pursuant to CEQA Guidelines Section 15164, an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or if none of the conditions contained in Section 15162 calling for preparation of a subsequent negative declaration have occurred. This project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5. Consideration and possible adoption of a Negative Declaration.

Request: Approval of a Major Modification (P20-00158) to an existing 70,000 gallon winery to allow the following: 1) increase daily visitation from 21 per day with a maximum of 147 per week to 50 per day with a maximum of 350 per week; and 2) amend the existing marketing program from eight (8) catered food and wine events per year with a maximum of 30 persons and one (1) Wine Auction event per year with a maximum of 30 people to six (6) events per year with a maximum of 30 persons, six (6) events per year with 50 visitors and six (6) events per year with 100 visitors. Events with 30 visitors or less will be catered using the winery's existing commercial kitchen. All other marketing events will be catered off site. There are no physical or infrastructure improvements included with this request. No increase in production or employees are requested. This request is a result of the Planning Commission action taken on January 15, 2020 on Major Modification P18-00450-MOD (a Code Compliance Program project) to direct the applicant to bring the subject winery into compliance prior to reconsideration of the above noted expansions beyond existing entitlements. The project also includes an Exception to the Napa County Road and Street Standards (RSS) for widening the existing 20.59' wide entrance gate since the Winery is located in a Locally Responsibility Area (LRA) and not in a Very High Fire Hazard Severity Zone (VHFHSZ) pursuant to Section Five of the RSS. The 11.37 acre project site is addressed as 100 Rapp Lane, Napa and accessed via Rapp Lane, which is a gated private road located on the north end of Second Avenue at the intersection with Chateau Lane. The project is located within the Agricultural Watershed (AW) District and has a General Plan Land Use designation of Agriculture, Watershed, and Open Space (AWOS). APN 052-170-019.

Staff Recommendation: Adopt the Addendum to the previously adopted Negative Declaration, approve an Exception to the Napa County Road and Street Standards (RSS), and approve the Major Modification, subject to the proposed conditions of approval.

Staff Contact: Charlene Gallina, Supervising Planner, phone 707-299-1355 or email charlene.gallina@countyofnapa.org

Applicant: Rapp Ranch Estates, LLC, David & Sue Alkossier; (714) 206-7856; 100 Rapp Lane, Napa, CA 94558; alkovines@gmail.com

Applicant's Representative: David B. Gilbreth; Attorney; 1152 Hardman; Napa, CA 94558; (707) 337-6412; dbgilbreth@gmail.com

8. ADMINISTRATIVE ITEMS - None

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **DECEMBER 02, 2020 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 11/12/20 BY 11 AM. 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