



# Monterey County Zoning Administrator

168 West Alisal Street,  
1st Floor  
Salinas, CA 93901  
831.755.5066

## Agenda Item # 3

Legistar File Number: ZA 16-032

September 29, 2016

Introduced: 9/22/2016

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

### PLN140232 - Rancho Sin Frenos

Public hearing to consider amending a Use Permit (PLN020311) to allow expansion of wine production from 5,000 cases to 7,500 cases and allow importation of grapes.

**Recommended CEQA Action:** Categorically Exempt per CEQA Guidelines Section 15301  
33757 Carmel Valley Road, Carmel Valley, Cachagua Area Plan.

### RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project categorically exempt pursuant to Section 15301, of the CEQA Guidelines; and
- 2) Approve PLN140232, amending PLN020311 as follows:
  - a. Amending Condition 7 increasing production from 5,000 cases to 7,500 cases of wine per year.
  - b. Amending Condition 18 prohibited importing grapes is modified to allow importation of grapes if grapes grown on-site are destroyed due to a catastrophic event.

Subject to 6 conditions of approval.

### PROJECT INFORMATION:

**Planning File Number:** PLN140232

**Owner:** Rancho Sin Frenos LLC

**Project Location:** 33757 E. Carmel Valley Road, Carmel Valley

**APN:** 197-051-042-000

**Agent:** Nancy Isakson

**Plan Area:** Cachagua Area Plan

**Flagged and Staked:** No, no new development is proposed

### SUMMARY:

In 2004, the Monterey County Zoning Administrator approved PLN020311 granting a Use Permit for a winery. The winery was conditioned with limits on production capacity up to 5,000 cases and using only grapes grown on site (prohibit importing grapes). Rancho Sin Frenos winery would like to amend the two conditions limiting operations as follows:

- 1) Increase the number of cases produced per year from 5,000 cases to up to 7,500 cases
- 2) Allow importation of grapes to replace lost production of grapes grown on site due to a catastrophic event (such as a fire or other disaster.)

Limitation on the number of cases was related to the Regional Water Quality Control Board (RWQCB) definition of a small winery; however, these limitations changed and now the threshold is 10,000 cases. The applicant's request is in line with the new limitations. The restriction on importing grapes was related to traffic. The applicant has presented a traffic operation memo that proposes to bring all trucks into the site from the east using Thorne Road, Arroyo Seco Road, and East Carmel Valley Road thus avoiding any intersections or road segments on Highway 1, within the Carmel Valley Master Plan, Highway 68 or Laureles Grade.

Staff recommends a condition requiring the Director of the Resource Management Agency to:

- concur that a catastrophic event has occurred,
- limit the timeframe for transporting to 3 years,
- identify how much grape production has been lost; and
- report the number of truck trips prior to importation of any grapes.

With these limitations, staff recommends approval of the Use Permit modification.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project:

- Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Water Resources Agency
- Cachagua Fire Protection District
- Cachagua Land Use Advisory Committee

The proposed project was reviewed by the Cachagua LUAC (Land Use Advisory Committee) on March 23, 2016. The Cachagua LUAC recommended approval of the project by a vote of 5-0 (**Exhibit C**).

FINANCING:

Funding for staff time associated with this project is included in the FY2016/17 Adopted Budget for RMA-Planning.

Prepared by: John Ford, RMA-Services Manager, x5158

Approved by: Carl P. Holm, AICP, Resource Management Agency Director

ATTACHMENTS:

Exhibit A - Discussion

Exhibit B - Draft Resolution, including:

- Conditions of Approval

Exhibit C - Vicinity Map

Exhibit D - Cachagua LUAC Minutes, March 23, 2016

Exhibit E - Zoning Administrator Resolution No. 020311 (PLN020311)

Exhibit F - Transportation operation memo date June 13, 2016.

Exhibit G - Water Analysis

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Silvestri Vineyards, Applicant/Owner; Nancy Isakson, Agent; The Open Monterey Project (Molly Erickson); LandWatch; John H. Farrow; Janet Brennan; Project File PLN140232