



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY PLANNING COMMISSION

Wednesday, January 15, 2014
9:00 AM

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>VICE-CHAIR</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Matt Pope</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>	<i>SECRETARY-DIRECTOR</i> <i>Pete Parkinson</i>	<i>COMMISSION CLERK</i> <i>Melissa Frost</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, Suite 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 310 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 problems 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

Clerk of the Commission requests approval of Minutes for the meeting held on:
September 4, 2013 (All Commissioners present)

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - None****9. PUBLIC HEARING ITEMS****A. G3 ENTERPRISES / MARTINI WINERY / VARIANCE P13-00422 & USE PERMIT MODIFICATION P12-00202**

CEQA Status: Consideration and possible adoption of a revised Mitigated Negative Declaration. According to the revised Mitigated Negative Declaration, if mitigation measures are not included, the project would have a potentially significant environmental impact on traffic. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Modification to Use Permit U-298283 et. al., to: 1) construct a 28,600 square foot addition (Building D) to the existing cooperage; 2) construct an 8,385 square foot tank pad/production area on the east side of the cooperage addition and an approximately 20,000 square foot tank pad/production area on the east side of Building B; 3) construct a 8,116 square foot canopy over an existing crushpad; 4) demolish the existing 10,000 square foot office/laboratory/tasting room addition to the historic winery building (Building A) and relocate these uses; 5) demolish the 5,000 square foot metal building south of the Monte Rosso Building; 6) demolish the 800 square foot shed east of Building B; 7) remove the existing temporary employee bathroom/locker room trailers and relocate the uses temporarily to Building E until completion of Building C; 8) installation of a left turn lane (Caltrans installation of the TWLTL on SR-29 in 2014/2015 will satisfy this condition); 9) relocate the existing northern access road 180 feet to the south, to serve as the main entrance; 10) relocate the existing monument sign as part of the road realignment; 11) realign the existing southern access

road for winery truck & employee traffic; 12) relocate visitor and employee parking; 13) reduce public tours and tastings from 1500 per week to a maximum of 1400 visitors per week; 14) add tours and tastings by appointment only for a maximum of 294 visitors per week, Monday through Saturday; 15) establish the marketing plan to include one (1) event per year with a maximum of 75 guests, one (1) event per year with a maximum of 200 guests, one (1) event per year with a maximum of 225 guests, and one (1) harvest event per year with a maximum of 500 guests; 16) allow a 990 square foot commercial kitchen; 17) increase employees from 32 full-time and 10 part-time to 69 employees; 18) increase parking from 104 to 109 spaces with five ADA spaces; 19) change the hours of operation from 7:30am-5:00pm to 7:00am-6:30pm; 20) upgrade the landscaping; 21) replace and relocate the septic system; 22) allow on-premise wine consumption, adjacent to the existing winery structures [Evans Bill (AB2004)]; 23) reinstate the historic winery wall sign on the west face of the original winery structure, and; 24) approve a variance to allow construction of the winery accessory buildings 280 feet within the 300 foot winery setback from Chaix Lane. The 27.83 acre project site is located at the southeastern corner of State Highway 29 and Chaix Lane, bordering the City of St. Helena limits within the Agricultural Preserve (AP) Zoning District at 254 St. Helena Hwy, St. Helena, CA. (APNs: 030-020-032 & 030-240-033).

Staff Recommendation: Adopt the revised mitigated negative declaration, and approve the requested variance and use permit as conditioned.

Staff Contact: Linda St. Claire, Planner linda.stclaire@countyofnapa.org (707) 299-1348

Applicant Contact: Chuck Conner (707) 431-5536

THIS ITEM WAS CONTINUED FROM NOVEMBER 20, 2013.

B. DOMAINE CARNEROS / DOMAINE CARNEROS LTD - USE PERMIT MAJOR MODIFICATION P13-00258-MOD

CEQA Status : Consideration and possible adoption of an Addendum to the Negative Declaration, adopted on March 7, 2012 for the Domaine Carneros Winery Use Permit Modification #P10-00384 (CEQA Guidelines Section 15164). The previously adopted Negative Declaration adequately describes the activities for purposes of CEQA. There is no new information of substantial importance, no new effects would occur and no new mitigation measure would be required as discussed more fully in the attached Addendum which was prepared for this project. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit Modification to Use Permits #U-668687, #00170-MOD, U-91-11, and P10-000384 which allow for a production of 432,000 gallons per year within a 71,426 square foot facility and allows 360 public visitation for tours and tasting. The modification requests approval of the following: (a) Reconfiguration of the existing parking lot to accommodate an additional 43 spaces and the construction of 23 additional spaces to yield a total of 144 parking spaces; (b) Revision of the existing marketing plan (U-91-11, two annual events of up to 300 people) to allow for two additional events per month with up to 50 guests and eight additional events per month with up to 25 guests; (c) Additional visitation of 100 people per day on weekdays and 600 visitors per day on the weekends for a total of 460 people Monday-Friday and 960 people Saturday and Sunday. No additional square footage, production, or increase in employees are included in this proposal. The 139 acre winery parcel is located at the intersection of Duhig Road and State Route 12-121 within an AW (Agricultural Watershed) zoning district. APN: 047-070-007. 1240 Duhig Road, Napa.

Staff Recommendation: Adopt the attached Addendum to the Negative Declaration and find the project consistent with the Negative Declaration adopted on March 7, 2012 and approve the

requested use permit modification as conditioned.

Staff Contact: Kirsty Gerosa, (707) 299-1377, Kirsty.Gerosa@countyofnapa.org

Applicant Contact: David Gilbreth (707) 337-6412

C. BRAND NAPA VALLEY- USE PERMIT NO. P13-00267

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit Major Modification to Use Permit P09-00039 for: 1) an increase in tours and tastings by appointment only on a daily basis from 10 visitors per day for a maximum of 18 visitors per day; 2) addition of an outdoor tasting area to include the existing 480 square feet picnic area at the end of an existing private driveway; 3) additional marketing events up to six per year with a maximum of 75 guests; 4) additional marketing events up to six per year with a maximum of 200 guests; 5) participation in Auction Napa Valley with a maximum of 100 guests; 6) use of an existing shed for winery storage; and 7) a Napa County Road and Street Standards exception for an existing driveway to reduce the width from 20 feet to 17 feet and construction of one additional turnout, for a total of four turnouts along the 2,400 feet driveway. No changes to the 10,000 gallons per year production or increase in the ten or fewer employees, or any physical improvements to the winery are proposed. The 42.26 acre project parcel is located on the west side of Long Ranch Road approximately 1 mile from its intersection of Sage Canyon Road and within the Agricultural Watershed (AW) zoning district. APN: 032-010-068. 90 Long Ranch Road, St. Helena, Calif.

Staff Recommendation: Adopt the negative declaration and approve the Road Exception and Use Permit, as conditioned.

Staff Contact: Shaveta Sharma, (707) 299-1358 or shaveta.sharma@countyofnapa.org

Applicant Contact: Kelly Berryman, (707) 942-0750 or kelly@berrymanmontalbano.com

D. PARADIGM WINERY USE PERMIT P13-00298

CEQA Status: Consideration and possible adoption of a Categorical Exemption. Pursuant to the California Environmental Quality Act, Section 15301 [See Class 1 ("Existing Facilities")]; Section 15303 [See Class 3 ("New Construction or Conversion of Small Structures")]; and Section 15304 [See Class 4 ("Minor Alterations to Land")], which may be found in the guidelines for the implementation of the California Environmental Quality Act and see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B; and, Section 15061(b)(3), General Rule, where there is no potential for causing a significant environmental effect. 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 Use Permit 99280-UP to allow visitation from 15 visitors per week to a maximum of 120 per week or twenty persons per day by appointment only. There are no changes to the 30,000 gallons per year production or increase in the employees, or any physical improvements to the winery proposed. The 26.25 acre project site is located at the terminus of Dwyer Road off Highway 29 and within the Agricultural Preserve (AP) Zoning District at

1277 Dwyer Rd., Oakville, California (APN: 027-540-003).

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve the requested use permit modification as conditioned.

Staff Contact: Shaveta Sharma, Planner shaveta.sharma@countyofnapa.org

Applicant Contact: Ren Harris (707) 944-1683

E. MOBILEHOME PARK ORDINANCE UPDATE / MATT MUMFORD, HALL VINELAND LLC - ORDINANCE TEXT AMENDMENT P13-00437-ORD

CEQA Status: General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

Request: Applicant-sponsored ordinance to update the Mobilehomes Chapter of Napa County Code, Chapter 15.40, to be consistent with the requirements of State Law and to establish regulations enabling project decision makers to grant variations to development standards for projects of superior design quality. Applicant for the ordinance change is Hall Vineland LLC, 401 St. Helena Highway South, St. Helena. Hall Vineland LLC has also proposed Major Modification P13-00164-MOD to redevelop the existing Vineland Vista Mobile Home Park located at 341 St. Helena Highway South (Assessor's Parcel Number 027-130-005 & 006), which is presently a pending, but incomplete, application with no planned date for hearing.

Ordinance Title: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF NAPA COUNTY, STATE OF CALIFORNIA, AMENDING CHAPTER 15.40 RELATING TO MOBILEHOMES AND MOBILEHOME PARKS

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a recommendation to the Board of Supervisors.

Staff Contact: John McDowell, Deputy Planning Director 707-299-1354, johnmcdowell@countyofnapa.org

Applicant Contact: Tom Carey, Attorney , 707-479-2856, tcareylaw@g-mail.com

10. ADMINISTRATIVE ITEMS - None

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **FEBRUARY 5, 2014 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

13. FUTURE AGENDA ITEMS

- #03457-UP, 1 year after occupancy - Kendall Jackson (formerly Pecota) 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
- #P12-00436-Cottage Food Ordinance, April 2014 - Status Review

14. 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 JANUARY 10, 2014 AT 9:00 AM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Melissa Frost (By e-signature)
Melissa Frost, Clerk of the Commission