

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, January 17, 2018
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>CHAIR</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>VICE CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Jeri Hansen</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>David Morrison</i>		<i>ACTING COMMISSION CLERK</i> <i>Lashun Fuller</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 request approval of Minutes for the meeting held on: December 20, 2017 (Commissioner Cottrell excused)

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS****A. CALDWELL VINEYARDS, LLC/CALDWELL VINEYARDS WINERY/MAJOR MODIFICATION #P17-00074-MOD AND ROAD & STREET STANDARDS EXCEPTION REQUEST**

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 Modification for an existing winery to allow the following: 1) increase the winery production capacity from 25,000 gallons to 35,000 gallons per year; 2) increase the existing area of the winery caves; 3) increase the number of daily by-appointment visitation; 4) increase the number of employees; 5) modify by-appointment tasting hours; 6) modify the Marketing Plan; 7) allow for on-site consumption of wines; 8) construct a trellis shade structure; 9) increase the width of portions of the existing roadway; and, 10) a request for an Exception to the Napa County Road and Street Standards (RSS). The project is located on a ±42.96 acre parcel at the terminus of Kreuzer Lane; within the Agricultural Watershed (AW) zoning district; 270 Kreuzer Lane, Napa; APN: 045-310-056 and 045-310-055.

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

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

Applicant Contact: Susanne M. Heun, Consulting COO, (707) 363-3424;Susanne@me.com

B. CUIVAISON, INC / CUIVAISON WINERY / USE PERMIT MAJOR MODIFICATION NO. P16-00146 -MOD

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 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 permit the expansion of an existing 340,000 gallon winery to allow the following: (1) Construction of a 2,860 square foot office within the existing barrel building; (2) Upgrading of the existing wastewater system and associated infrastructure consistent with County Code to include one (1) additional 2,500 gallon septic tank and dispersal field expansion; (3) Increase daily tours and tastings from 75 persons per day (by appointment only), 525 person per week maximum to 180 persons per day (by appointment only), 1,260 visitors maximum per week; (4) A Marketing Program to establish the following: (a) 24 annual events for up to 60 guests; (b) 13 annual events for up to 200 guests; and (c) One (1) wine auction related event per year for up to 200 guests; (5) On-premises consumption of wines produced on site in the outdoor patio area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (6) Increase on-site employees from 10 full-time employees and 12 harvest season employees to 28 full-time employees and 24 harvest season employees; (7) Increase parking spaces from 23 spaces to 34 spaces; (8) Change the winery's tasting room hours of operation from 10:00 AM to 4:00 PM to 10:00 AM to 7:00 PM; (9) Installation of a left-turn lane on Duhig Road at the project's access driveway and paving and striping at the intersection of Duhig Road and State Route 12-221 [Required by County]; and (10) Deletion of condition of approval number 2 in previously-approved Major Modification Use Permit modification P05-0452-MOD which requires tasting and tours be completed by 4:00 PM and retail wine sales be completed by 4:30 PM. No new buildings or other external changes to the winery's physical facility are proposed, nor any increase in production. The applicant had also included a request for an exception to the Napa County Road and Street Standards (RSS) left-turn lane requirement. The request proposed an exception to allow the Cuvaision Winery Use Permit Modification to be approved without the requirement that a left turn lane be installed at the intersection of the property driveway and Duhig Road. However, this request has been denied under a separate action of the Public Works Director per the procedures set forth in the RSS.

The project is located on an approximately 392 acre site within the AW (Agricultural Watershed) zoning district on the east side of Duhig Road approximately 735 feet south of its intersection with State Route 12-121; 1221 Duhig Road, Napa, CA; APN: 047-120-005; and 006.

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

Staff Contact: Jason R. Hade, AICP, Planner III, (707) 259-8757 or jason.hade@countyofnapa.org

Applicant Contact: Tom Adams, Dickenson Peatman, & Fogarty, 1455 First Street, Suite 301, Napa, CA 94559; (707) 252-7122

C. CHARLES & NELL SWEENEY FAMILY TRUST/VINE CLIFF WINERY/USE PERMIT MAJOR MODIFICATION #P17-00129-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 for an existing 48,000 gallon winery to allow: 1) an increase in the daily tours and tastings visitation; 2) modification of the approved marketing program; 3) an increase in the number of employees; and, 4) the addition of on-premises consumption of wine in certain designated areas. No change in production capacity or existing physical winery facilities are proposed by the project. The project is located on a ±99.59 acre parcel, on the east side of Silverado Trail approximately one mile south of its intersection with Oakville Cross Road within the Agricultural Watershed (AW) zoning district; 7400 Silverado Trail, Napa 94558; APN:032-030-027.

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

Staff Contact: Wyntriss Balcher (707) 299-1351; wyntriss.balcher@countyofnapa.org

Applicant Contact: George H. Monteverdi, Monteverdi Consulting, (707) 255-5368, George@monteverdiConsulting.com

9. ADMINISTRATIVE ITEMS

10. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **FEBRUARY 7, 2018 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 1-10-2018 BY 5:00 PM. 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