

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, October 04, 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

Clerk of the Commission requests approval of Minutes for the meetings held on:
September 06, 2017 (All Commissioners present)
September 20, 2017 (All Commissioners present)

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES


6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS****A. 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 ±2,266 sq. ft. addition to the winery (±1,534 sq. ft. production; ±732 sq. ft. accessory) for a total of ±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 alternative 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 (\pm 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 \pm 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.

Staff Recommendation: Continue item to the regular Planning Commission Meeting of November 1, 2017.

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

Contact: Donna B. Oldford, Plans4Wine, 2620 Pinot Way, St. Helena (707) 963-5832 ,
DBOldford@aol.com

TO BE CONTINUED TO NOVEMBER 1, 2017 REGULAR COMMISSION MEETING

B. PAUL HOBBS / PAUL HOBBS - NATHAN COOMBS WINERY / USE PERMIT NO. P15-00128-UP

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 in order to construct and operate a winery which would include: 1) Annual wine production capacity of up to 60,000 gallons; 2) Two winery buildings, totaling 19,250 square feet in area to include: a 10,820 square foot winery building (Phase 1) with a 8,040 square foot production area (storage, mechanical equipment room, fermentation room, barrel storage, lab, and 2,210 square foot covered crush area); 2,780 square feet of accessory use area (kitchen, tasting room, hallway, and 1,390 square foot porch area); with a maximum building height of approximately 35 feet. Demolition of an existing agricultural building would also be included in Phase 1. Phase 2 would include the construction of a 14,835 square foot winery building with 13,825 square feet of production area (barrel storage, fermentation, wine library, case goods/cold room and 2,265 square foot covered crush area), 1,010 square feet of accessory use area (break room, offices, and copy room); 3) For Phases 1 and 2 the applicant requests tastings and tours by appointment only for a maximum of 30 visitors per day Monday through Sunday for a maximum weekly total of 210 visitors; 4) Host 2 marketing events per year for up to 50 guests, and 2 marketing events per year for up to 100 guests with catered food; 5) Employ up to 9 full-time employees; 6) On-premises consumption of wine purchased on the property, consistent with Business & Professions Code Sections 23358, 23390 and 23396.5, inside of the tasting room and porch area; 7) Install parking for 17 vehicles and 27 event overflow spaces; 8) Install a new wastewater treatment system; 9) Install one 3,000 gallon water storage tank and use three existing wells; 10) Construction of one new driveway to access Fourth Avenue; and 11) Install landscaping. The project is located on an approximately 90 acre site within the AW (Agricultural Watershed) zoning district on the north side of Imola Avenue approximately 1.3 miles southwest of its intersection with State Route 221; 2184 Imola Avenue, Napa, CA; APN: 046-351-001; and 016.

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

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

Applicant Contact: Steve Martin, P.E., 130 South Main Street, Suite 201, Sebastopol, CA 95472;
(707) 824-9730

9. ADMINISTRATIVE ITEMS - None

10. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **OCTOBER 18, 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 09-28-2017 BY 11:00AM. 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, Acting Clerk of the Commission

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