



A Tradition of Stewardship  
A Commitment to Service

## AGENDA

### NAPA COUNTY PLANNING COMMISSION

**Wednesday, November 06, 2013**  
**9:00 AM**

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#### COMMISSION MEMBERS

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

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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](http://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 meetings held on:  
August 21, 2013 (Commissioner Phillips was excused)  
October 2, 2013 ( All Commissioners present)  
October 16, 2013 (Commissioner Pope was excused)

**5. DIRECTOR'S REPORT**

- BOARD OF SUPERVISORS ACTIONS
- OTHE DEPARTMENT ACTIVITIES

**6. AGENDA REVIEW****7. DISCLOSURES****8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - None****9. PUBLIC HEARING ITEMS****A. L'ATTITUDE VINEYARDS, LLC c/o SILENUS VINTNERS / ROBERT WILLIAMSON - IDEOLOGY  
CELLARS WINERY USE PERMIT - USE PERMIT # P12-00440-UP**

**CEQA Status:** Consideration and possible adoption of a Categorical Exemption pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures and Section 303 of Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA). 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 to establish a new winery that includes the following: 1) Annual wine production of 30,000 gallons/year; 2) Construct a winery building with 3,191 square feet barrel storage, 3,748 square feet covered crush pad and 1,584 square feet of accessory space; 3) Allow an approximately 2,962 square feet second-story single-family dwelling with a 635 square feet entry area and an 844 square feet garage below; 4) Allow daily, appointment-only tours and tastings with 15-people/day; 5) Allow a winery marketing plan with six annual 30-person events and one annual 60-person event; 6) Install a new process wastewater treatment system; 7) Allow days of operation from 6:00 AM-6:00 PM, daily, excluding marketing events; 8) Allow a maximum four employees; 9) Allow 12 on-site parking spaces; 10) Installation of an automatic gate with a winery identification sign at the Solano Avenue entrance; and 11) Allow on-site sale and consumption of wine pursuant to AB 2004 (Evans). The project is located on an approximately 10.09 acre parcel on the west side of

Solano Avenue, approximately 0.14 mile (740 feet) south of the intersection with Darms Lane, within the AP (Agricultural Preserve) Zoning District, and addressed as 5151 Solano Avenue, Napa, CA 94558, Assessor's Parcel Number 034-190-040.

**Staff Recommendation:** Adopt the Categorical Exemption and approve the Use Permit Modification as conditioned.

**Staff Contact:** Ronald Gee, (707) 299-1351, [ronald.gee@countyofnapa.org](mailto:ronald.gee@countyofnapa.org)

**Representative Contact:** Robert Williamson, (707) 225-4168

**B. NAPA VALLEY HOLDINGS LLC / CORONA WINERY / USE PERMIT P13-00063 & VARIANCE P13-00274**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration the project would not have a potentially significant environmental impact. 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 for a 100,000 gallon per year winery as follows: 1) construction of a 29,008 square foot winery structure; 2) construction of a 2,420 square foot crushpad; 3) allow 23 parking spaces, to include one (1) ADA accessible space; 4) allow a maximum of 24 onsite employees; 5) allow winery hours of operation from 6:00am to 6:00pm daily for production and 10:00am to 6:00pm, daily for visitation; 6) allow tours and tastings by appointment for a maximum of 48 persons per day; 7) allow a marketing plan for two (2) auction related events per year with a maximum of 125 persons, six (6) wine club/release events per year with a maximum of 75 persons, and six (6) food and wine pairings per month with a maximum of 24 guests at each event; 8) construct an onsite commercial kitchen for wine and food pairings only, as described in the marketing plan; 9) onsite consumption of wine consistent with AB2004 (Evans); 10) construction of a 1,200 square foot water storage tank; 11) installation of a new winery process and domestic wastewater system; 12) installation of a two way left hand turn lane; 13) approval of a landscaping plan; 14) approval of an entry structure & a comprehensive sign plan, and; 15) approval of a variance to allow construction of the winery 150 feet within the 600 foot winery setback from Silverado Trail.

The 49.05 acre project site is located on the west side of Silverado Trail. Soda Canyon Road is located at the north terminus point of the parcel, directly to the east, within the Agricultural Preserve (AP) zoning district. 3165 Silverado Trail, Napa, CA. APN 039-190-028-000.

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

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

**Applicant Contact:** Donna Oldford (707) 963.5832

**C. WOOLLS RANCH WINERY / WOOLLS RANCH, LLC - USE PERMIT AND AN EXCEPTION TO THE COUNTY'S ROAD AND STREET STANDARDS (P13-00187)**

**CEQA status:** Consideration and possible adoption of a Subsequent Negative Declaration. According to the proposed Subsequent Negative Declaration, the proposed project would have no potentially significant environmental impacts. The project is not included on a list of hazardous

materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a use permit to establish a new winery with an annual production capacity of 50,000 including: (1) construct three new winery buildings with approximately 17,432 sq. ft. of floor area, including 13,060 sq. ft. for production uses and 4,372 for hospitality/administrative uses, including a commercial kitchen; (2) create approximately 7,454 sq. ft. of outdoor work area including a 3,450 sq. ft. covered crush pad; (3) provide on-site parking for 19 vehicles; (4) establish a Marketing Plan with four (4) events per month for a maximum of 30 guests at each event; two (2) events per month for a maximum of 100 guests at each event; four (4) events per year for a maximum of 200 guests at each event; and, participation in the wine auction; (5) allow tours and tastings, which may include food paring(s), by appointment only for a maximum of 60 visitors per day; (6) establish hours of operation from 8:00 AM to 8:00 PM (10:00 AM to 5:00 PM tasting and 8:00 AM to 8:00 PM, non-harvest production), 7 days a week; (7) allow on-premise consumption pursuant to the Evans Bill (AB2004); (8) employ 10 or fewer people full-time; (9) install a new on-site winery process and domestic wastewater treatment system; and, (10) provide new landscaping, driveway improvements and signage. The request also includes an exception to the County's Road and Street Standards (RSS) to allow the use of an existing 14' wide access drive for a length of approximately 400-feet (of a 6,700-foot long access drive) with a proposed turnout meeting County standards. The remainder of the access drive will meet County standards. The 236.66 acre project site is located on the east side of Mt. Veeder Road, approximately 1,000 feet north of its intersection with Redwood Road within an Agricultural Watershed (AW) zoning district. APN: 035-010-054. (No site address) Mt. Veeder Road, Napa.

**Staff Recommendation:** Adopt the subsequent negative declaration and approve the requested RSS exception and use permit with the proposed conditions of approval.

**Staff Contact:** Sean Trippi, 707-299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**Applicant Contact:** Brian Russell, Phone: (707) 294-2775 or [brussell@aklandlaw.com](mailto:brussell@aklandlaw.com)

## 10. ADMINISTRATIVE ITEMS - None

## 11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **NOVEMBER 20, 2013 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
- #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 10-30-13 BY 4:00 PM. 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