

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, December 16, 2015
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

CHAIR

Heather Phillips
District # 1

VICE-CHAIR

Michael Basayne
District # 2

COMMISSIONER

Anne Cottrell
District # 3

COMMISSIONER

Terry Scott
District # 4

COMMISSIONER

Jeri Gill
District # 5

COMMISSION COUNSEL

Laura Anderson

SECRETARY-DIRECTOR

David Morrison

COMMISSION CLERK

Melissa Frost

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 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 request approval of Minutes for the meetings held on:
March 5, 2014 (All Commissioners present)
November 5, 2014 (All Commissioners present)
August 12, 2015 (Commissioner Cottrell excused)
December 2, 2015 (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. REYNOLDS FAMILY WINERY USE PERMIT MODIFICATION #P14-00334**

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 to modify Use Permit #99386-UP for: a) an increase of the 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 employment increase from one plus two during harvest for a total of seven employees (five full-time employees, 2 part-time employees), plus 2 part-time employees during harvest; d) an increase in visitation from 10 visitors to 40 visitors per day; e) an increase the days of operation from Monday – Saturday to 7 days per week; f) a change to the winery operating hours from 4:30 PM to 6:00 PM, with tours and tastings by appointment only to occur between 10:00 AM and 6:00 PM; g) a modification of the location of on-site wine consumption (“Assembly Bill 2004 (Evans) and the Sale of Wine for Consumption On-Premises,”) to include an outdoor patio area adjacent to the decorative pond, with the construction of a shade structure over said outdoor patio area; h) a modification of the Marketing

Plan to increase the number of events from three to 54 events per year (2/month for 24 persons, 2/month for 40 persons, 4/year for 60 persons and 2/year for 125 persons) with the serving of light fare foods, evening events to cease before 10:00 PM; no amplified outdoor music, 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; i) the installation of a 100,000 gallon water tank; j) the establishment of a transient community water company; k) the construction of an additional 16 parking spaces for a total of 22; l) the construction of a new well; and m) an expansion of the existing wastewater treatment system. The project will require the removal of 0.44 acres of vineyards at the site of the building addition. The project is located on a ±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 January 20, 2016.

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 JANUARY 20, 2016 REGULAR COMMISSION MEETING

B. DAKOTA SHY WINERY-DS PROPERTIES, LLC- USE PERMIT MAJOR MODIFICATION NO. P14-00335-MOD AND VARIANCE NO. P14-00336-VAR

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 to modify an existing 1,000 gallons per year Winery Use Permit (#U298788) to allow the following: 1) increase production from 1,000 gallons per year to 14,000 gallons per year; 2) add tours and tastings by appointment only on a daily basis up to a maximum of 20 visitors per day and a weekly maximum of 112 visitors; 3) add Marketing events up to two per year with a maximum of 40 guests; 4) increase the number of employees from two full-time to a maximum of 10 employees; 5) construction of a new winery building totaling 6,060 s.f., including 397 s.f. tasting room, and a 2,370 s.f. uncovered event pad; 6) construction of a wastewater treatment system; 7) construction of an on-site detention basin to capture stormwater; 8) construction of eight additional parking spaces for a total of 14 parking spaces; 9) construction of a one way loop access driveway to the proposed winery building; 10) installation of two 10,500 gallon water tanks; 11) installation of a mechanical and fire pump house; 12) removal of an approximately 6,720 s.f. tennis court; 13) removal of existing 1.69 acre orchard; 14) planting of 0.8 acres of vineyard; 15) conversion of the existing winery structure to storage; and 16) landscaping improvements. The project also includes a Variance request to encroach 503 feet into the required 600 feet setback from Silverado Trail. The project is located on a 6.0 acre parcel, within the AW (Agricultural Watershed) zoning district, on the south side of Sage Canyon Road/SR- 128, approximately a ¼ mile from its intersection with Silverado Trail; 771 Sage Canyon Road, Napa CA 94574; APN: 030-120-024.

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

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

Applicant Contact: Donna B. Oldford, Plans4Wine; 2620 Pinot Way, St. Helena, CA 94574; (707) 963-5832; dboldford@aol.com

10. ADMINISTRATIVE ITEMS

A. ADOPTION OF THE 2016 PLANNING COMMISSION MEETING CALENDAR

Request: Adopt the regular meeting schedule for 2016.

Staff Contact: Melissa Frost 299-1380 or melissa.gray@countyofnapa.org

B. COMMITTEE APPOINTMENTS FOR THE CALENDAR YEAR 2016

Request: Annual appointments and reappointments of Commission members to Ad Hoc and Standing Committees.

Staff Contact: Melissa Frost 299-1380 or melissa.gray@countyofnapa.org

C. ELECTION OF 2016 PLANNING COMMISSION OFFICERS

Staff Recommendation: Elect Chairperson and Vice-Chairperson for the 2016 calendar year.

Staff Contact: Melissa Frost 299-1380 or melissa.gray@countyofnapa.org

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **JANUARY 6, 2016 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

13. 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

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 12-9-15 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.

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