

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, December 21, 2016
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

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| <i>COMMISSIONER</i> | <i>CHAIR</i> | <i>COMMISSIONER</i> | <i>COMMISSIONER</i> | <i>VICE-CHAIR</i> |
| <i>Vacant</i> <i>District # 1</i> | <i>Michael Basayne</i> <i>District # 2</i> | <i>Anne Cottrell</i> <i>District # 3</i> | <i>Terry Scott</i> <i>District # 4</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> <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, 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 requests approval of Minutes for the meeting held on:
December 7, 2016 (All Commissioners present)

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. ADMINISTRATIVE ITEMS****A. ADOPTION OF THE 2017 STANDARD CONDITIONS OF APPROVAL**

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: Consideration of, and recommendation to, the Board of Supervisors regarding adoption of the updated 2017 Standard Conditions of Approval for: (1) Winery projects; (2) Other Non-Residential/Residential projects; and (3) Specific Plan Area (Napa Valley Business Park) projects. Upon adoption by the Board, the updated standard conditions will be applied to all new discretionary projects and to any future modifications in the County.

Staff Recommendation: Receive staff presentation on revised draft standard conditions of approval for Winery, Other NonResidential/Residential and Specific Plan Area (Napa Valley Business Park) projects, solicit any public comments, Commission discussion and final recommendation to the Board of Supervisors.

Staff Contact: Charlene Gallina, Supervising Planner, 299-1355 or
charlene.gallina@countyofnapa.org

9. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - None

10. PUBLIC HEARING ITEMS

A. ETUDE WINERY - TREASURY WINE ESTATES AMERICAS COMPANY - USE PERMIT MAJOR MODIFICATION NO. P15-00355

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of a mitigation measure. A mitigation measure is proposed for the area of transportation/traffic. 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 an existing 150,000 gallon per year winery to allow the following: (1) Increase annual production capacity from 150,000 gallons to 300,000 gallons per year; (2) Relocation of part of the existing barrel storage use to the first floor of the existing still house building; (3) Replacement of the lawn area between the still house building and hospitality building with decomposed granite for use as additional 10,000 square foot outdoor seating area with stairs from the existing outdoor patio to this area; (4) Upgrading of the existing wastewater system and associated infrastructure consistent with County code; (5) Installation of a left-turn lane on Cuttings Wharf Road at the project access driveway; (6) Increase daily tours and tastings from 200 persons per day (no appointment required) to 350 persons per day (150 visitors by appointment, 200 visitors with no appointment) with catered food and wine pairings, 2,450 visitors maximum per week; (7) A modified marketing program to permit four (4) private promotions and dinners per year with a maximum of 40 guests (catered); (8) On-premises consumption of wines produced on site in the tasting room, outdoor patio, and outdoor seating area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004-Evans Bill); and (9) Increase full time on-site employees from 19 to 22 employees. No change in the facility's existing hours of operation is proposed. The project is located on a 29.81 acre parcel within the Agricultural Watershed (AW) zoning district and accessed via a private driveway located off Cuttings Wharf Road; 1250 Cuttings Wharf Road, Napa, CA 94559; APN: 047-230-033.

Staff Recommendation: Adopt the Mitigated 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: Debra Dommen, Treasury Wine Estates Americas Company, 555 Gateway Drive, Napa, CA 94558, (707) 259-4673

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **JANUARY 4, 2017 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
- #P13-00055-UP, 3 years after approval date for reporting on visitation and marketing - Bell Wine Cellars

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 12-14-2016 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