

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, February 17, 2016
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>CHAIR</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>CHAIR</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>VICE-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> <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:
February 3, 2016 (All Commissioners present)

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. ADMINISTRATIVE ITEMS****A. SET MATTER - 9:00 A.M.****WINE INDUSTRY BUSINESS TRENDS STUDY SESSION**

Request: Presentation and discussion on wine distribution and sales trends, winery law and economic factors influencing the wine industry. In response to prior requests from the Commission for continuing education on winery economics, three presentations will be given from private practice wine industry subject matter experts followed by panelist questions and discussion. Presenters are Richard Mendelson, wine law expert, author and professor with Dickenson, Peatman and Fogarty; Craig Underhill, Certified Public Accountant with Brotemarkle, Davis and Company; and Rob McMillan, Executive Vice President and Founder of Silicon Valley Bank's Wine Division. This study session is for educational/informational purposes and is not intended as a forum on winery related land use regulations.

Staff Recommendation: Informational Item. No action necessary.

Staff Contact: John McDowell, 299-1354 or john.mcdowell@countyofnapa.org

9. PUBLIC HEARING ITEMS**A. SUMMERS WINERY - USE PERMIT MAJOR MODIFICATION P14-00232 & VARIANCE P14-00233**

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 lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to modify the previous approvals for an existing winery (#U-238384, #U-108586, #96408-UP, #03075-MOD) to allow the following activities: 1) Recognize and approve the conversion of the existing 2,350 square foot residence to a tasting room; 2) Recognize and approve the conversion of the existing 530 square foot tasting room within the winery into a storage room; 3) Expand the visitation program from maximum tours and tastings by appointment only for 12 person per day to 20 persons per day; 4) Increase wine production from 50,000 to 100,000 gallons; 5) Construct a new 5,400 square foot covered tank farm; 6) On-premises consumption of the wines produced on-site, consistent with Business and Professionals Code Sections 23356, 23390, and 23396.5 in the tasting room and on the adjacent patio; 7) Deletion of condition #10 of Use Permit #96408-UP that prohibits outside social activities; 8) Allow the sale of wine-related merchandise in compliance with Napa County Code Section 18.16.030(H)(4); 9) Update fire suppression facilities and install two additional 21,000 gallon water storage tanks and a pump; 10) Install new domestic and process wastewater treatment and disposal with authorization for the use of a hold and haul system during the construction transition period and very extended wet weather periods; 11) Install storm water detention and conveyance facilities; 12) Decrease the number of on-site parking spaces from 16 to 15 spaces; 13) Realign the existing parking and landscaped areas; 14) Add one loading dock; and 15) Architectural modifications to the existing residential structure. The project also includes an application for a variance to allow construction of the covered tank farm within the required 600 foot winery setback from Tubbs Lane. The covered tank farm is proposed approximately 327 feet from the centerline of Tubbs Lane. The proposed project site is located at 1171 Tubbs Lane, Calistoga, on a 25.3-acre site, in the Agricultural Preserve (AP) Zoning District. Assessor's Parcel No. 017-160-015.

Staff Recommendation: Continue item to the regular Planning Commission Meeting of March 2, 2016.

Staff Contact: Emily Hedge, Planner II, (707) 259-8226, or emily.hedge@countyofnapa.org

Applicant Contact: Jim and Beth Summers, Property Owners, (707) 942-5508

Applicant's Representative: Jeff Redding, Land Use Planning Services, (707) 255-7375 or jreddingaicp@comcast.net

TO BE CONTINUED TO THE MARCH 2, 2016 REGULAR MEETING.

B. 3646 SMR VINEYARD WINERY- ANDREW RUDD- USE PERMIT #P14-00327

CEAQ Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological Resources and Transportation/Traffic unless mitigation measures are adopted. 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 new winery Use Permit to allow the following: 1) production up to 20,000 gallons/year; 2) construction of a 10,456 sq.ft. winery building, which includes a 7,404 sf. production area, ±678 sq.ft. covered crush pad, and, 2,195 sq.ft. accessory area (office, tasting room, restroom, 644 sq.ft. terrace, and a 304 sq.ft. commercial kitchen); 3) construction of wastewater treatment

facilities; 4) installation of two, 20'-25' water storage tanks (30,000-60,000 gallons); 5) installation of landscaping; 6) construction of winery access road improvements; 7) a maximum of 10 employees; 8) tours and tasting by appointment only for a maximum of 12 visitors per day, maximum of 84 visitors/week; 9) hours of operation, 7 days/week from 6:00 am to 6:00 pm (production) and 10:00 am to 6:00 pm (hospitality); 10) a marketing program for a total of 27 events per year, which includes food and wine pairings, twelve (12) events for a maximum 12 persons and twelve (12) events for a maximum 20 persons (maximum 4 per month), two (2) wine club and release events per year for a maximum 50 persons), and one (1) Auction Napa Valley event for a maximum 100 persons; 11) construction of 6 parking spaces; and, 12) on-premise consumption of wines produced on-site within the tasting room and the 644 sq.ft. outdoor deck/terrace, consistent with Business and Professions Code §23356, §23390, and §23396.5. The winery will be two-stories, ± 28 feet in height; wood siding, doors and trusses will be used for the winery building finishes; and stone terraces and concrete retaining walls. The proposal includes preparation of food in a commercial kitchen; large events will be catered. The project also includes a request for an exception to the Napa County Road and Street Standards (RSS), for a reduction to the width on portions of the access driveway width to less than the required 20 ft. road width because of unique features of the natural environment which includes, but not limited to steep slopes, heritage oak trees and other trees at least 6" dbh. The project is located on a 56.75-acre parcel north of Spring Mountain Road, approximately .5 miles on a private access road and its intersection with Spring Mountain Road, within the Agricultural Watershed (AW) zoning district; 3646 Spring Mountain Rd, St. Helena, CA 94574; APN: 022-150-026.

Staff Recommendation: Continue item to the regular Planning Commission Meeting of March 2, 2016.

Staff Contact: Wyntriss Balcher, (707) 922-1351 or wyntriss.balcher@countyofnapa.org.

Applicant Contact: Donna Oldford, (707) 963-5832 of dBoldford@aol.com

TO BE CONTINUED TO THE MARCH 2, 2016 REGULAR MEETING.

C. BOUCHAINE VINEYARDS- USE PERMIT MAJOR MODIFICATION NO. P14-00408-MOD AND VARIANCE NO. P14-00409-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 225,000 gallon winery with a 117,325 square foot winery coverage area to allow the following: (1) construction of a new hospitality center totaling 4,897 square foot in accessory use area with a maximum building height of approximately 19 feet and 2,108 square foot patio; (2) construction of a 1,608 square foot enclosed dry storage area addition to the existing production building; (3) interior remodeling of the existing 3,053 square foot wine club/office building; (4) demolition of the current southern entrance to the perimeter road and two unoccupied existing single-family residences; (5) construction of thirty five (35) space parking lot (three ADA spaces); (6) installation of landscaping and new entry monument sign; (7) hosted daily tours and tastings for wine trade personnel and the public for a maximum of 60 persons per weekday and 150 persons per day on weekends; (8) a modified marketing program; (9) hours of operation: 7:00 AM to 4:30 PM (production hours except during harvest) and 10:30 AM to 5:30 PM (visitation hours), 7-days a week; (10) employment of: 21 employees (16 full time; 5 part time) non harvest; 3 additional employees (1 full time and 2 part time) during harvest, for a total maximum of 24 employees; and (11) employee hours: 7:00 AM to 5:30 PM, 2 shifts. The project also includes a variance to reduce the

required minimum setback from the winery/production building modification to Buchli Station Road from 300-feet to 42-feet. No increase in the production capacity is requested. The project is located on an 102.28-acre site at 1075 Buchli Station Road, Napa, approximately 0.25 miles south of its intersection with Las Amigas Road, within the Agricultural Watershed (AW) zoning district, designated Assessor's Parcel Number: 047-320-031.

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

Staff Contact: Jason R. Hade, AICP, (707) 299-8757 or jason.hade@countyofnapa.org

Applicant Contact: Michael Cook, 418 B Street, Third Floor, Santa Rosa, CA 95401, (707) 792-1800

10. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **MARCH 2, 2016 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

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 2-11-16. BY 9:00 AM. 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