

AGENDA

NAPA COUNTY PLANNING COMMISSION



A Tradition of Stewardship
A Commitment to Service

2741 Napa Valley Corporate Drive, Building 2
Large Conference Room
Napa, Ca. 94558

Wednesday, February 18, 2015
9:00 AM

COMMISSION MEMBERS

<i>CHAIR</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</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>Matt Pope</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 2741 Napa Valley corporate drive, Building 2, 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, 2741 Napa Valley Corporate Drive, Building 2, 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 21, 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. SYAR NAPA QUARRY EXPANSION PROJECT - SURFACE MINING PERMIT (P08-00337-SMP)**

California Environmental Quality Act (CEQA) Status: Consideration and possible motion of intent to adopt a resolution certifying the Final Environmental Impact Report (EIR) that has been prepared for the proposed project (State Clearinghouse #2009062054). Prior to consideration of the associated Surface Mining Permit, the Planning Commission is required to review and consider the Final EIR and to certify that the final EIR has been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, Local Procedures for implementing CEQA, and that the Final EIR reflects the County's independent judgment and analysis. The project site is not on any of the list of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a request for a Surface Mining Permit (SMP) to modify the mining and reclamation plan and associated aggregate processing, production and sales as currently permitted under UP-128182, UP-27374, and County Agreement 2225 to allow: a) an approximate 124-acre expansion of the current surfacing mining and reclamation plan for a 35 year term; b) an increase in mining depth from approximately 300 feet and 150 feet above mean sea level (msl) to no greater than 50 feet above msl; c) an increase in production of aggregate materials from approximately 1 million tons per year to 2 million tons per year; d) add Reclaimed Asphalt Pavement (RAP) handling equipment to the existing asphalt batch plant; and e) relocate and improve portions of Skyline Trail

that are located on the quarry property back onto Skyline Wilderness Park lands.

This SMP is intended to replace UP-128182, UP-27374, and County Agreement 2225, and bring existing and expanded mining and reclamation areas and associated aggregate processing, production and sales under one permit.

The project site is located on the east side of State Highway 221 (Napa-Vallejo Highway) at its intersection with Basalt Road east of 2301 Napa-Vallejo Highway, within the unincorporated portion of Napa County (AW - Agricultural Watershed and I - Industrial Zoning Districts). Assessor's Parcel Numbers (APNs) 045-360-005, 046-370-012, -013, -015, -022, -025, 046-390-002, -003, and 046-450-071.

Staff Recommendation: Continue the item to the April 1, 2015 Planning Commission Meeting.

Staff Contact: Donald Barrella, 707-299-1338 or donald.barrella@countyofnapa.org

Applicant Contact: Jennifer Gomez, 707-259-5728 or jgomez@syar.com

CONTINUED FROM THE JANUARY 7, 2015 COMMISSION MEETING

TO BE CONTINUED TO THE APRIL 1, 2015 COMMISSION MEETING

B. GIRARD WINERY USE PERMIT #P14-00053-UP

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program (MMRP). According to the proposed Mitigated Negative Declaration and MMRP, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: 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 to establish a new winery as follows: 1) 200,000 gallons per year production capacity; 2) Construction of new winery building, totaling 32,771 sq.ft. in area, to include: 28,955 sq.ft. production area (crush area, fermentation and barrel storage, restrooms); 3,816 sq.ft of accessory use area (offices, tasting rooms, retail storage, catered food prep area, and visitor restrooms), maximum height 35 ft. with 45 ft. tall cupolas; a 2,628 sq. ft. veranda; and a 2,871 sq. ft. covered work area; 3) Hosted daily tours and tastings for wine trade personnel and consumers by appointment only for a maximum of 75 persons per weekday (Monday-Friday); maximum of 90 persons per weekend day (Saturday-Sunday); 4) Hours of operation: 8:00 AM to 6:00 PM (production hours, except during harvest) and 10:00 AM to 6:00 PM (visitation hours), 7-days a week; 5) Employment of more than 25 employees: 11 employees (8 full time; 3 part-time) non harvest; maximum 19 additional employees (12 full time and 7 part time) during harvest; 6) Employee hours: production, 7:00 AM to 3:00 PM; hospitality/ tasting room, 9:30 AM to 6:30 PM; administration, 8:00 AM to 5:00 PM; 7) Construction of twenty-two (22) parking spaces; 8) Installation of landscaping, entry gate and a winery sign; 9) Establish a Marketing Program as follows: a) Four (4) events per year with a maximum of 75 guests; b) Four (4) events per year with a maximum of 200 guests; c) One (1) Harvest event per year with a maximum of 500 guests;d) All food to be catered utilizing a ±184 sq. ft. small prep/staging area; 10) On-premise consumption of wines produced on site within the tasting room and in the landscaped winery gardens in accordance with AB 2004; 11) Construct new 24" wide winery access driveway from Dunaweal Lane to the winery; 12) Construction of additional piping and service connections to the existing water system with an update to the existing Transient Non-Community Water System contract to include Girard Winery; 13) Installation of on-site sanitary

disposal improvements and installation of new connections into the existing on-site winery waste water ponds serving Clos Pegase Winery (APN:020-150-012); and, 14) Installation of 30' diameter, 25,000 gallon water storage tank. The project is located on a 26.53 acre parcel at 1077 Dunaweal Lane, Calistoga, on the east side of Dunaweal Lane, approximately 1,000 feet south of its intersection with Silverado Trail, within the AP (Agricultural Preserve) Zoning District; APN: 020-150-017.

Staff Recommendation: Drop the item from the agenda and renote for a future hearing date.

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

CONTINUED FROM THE DECEMBER 17, 2014 AND JANUARY 21, 2015 MEETINGS

TO BE DROPPED FROM THE AGENDA AND RENOTICED AT A FUTURE DATE

C. MELKA WINERY USE PERMIT (P14-00208-UP) & VARIANCE (P14-00209-VAR)

CEQA Status: Consideration and possible adoption of a Categorical Exemption. Pursuant to the California Environmental Quality Act, Section 15301 [See Class 1 (“Existing Facilities”)]; Section 15303 [See Class 3 (“New Construction or Conversion of Small Structures”)]; and Section 15304 [See Class 4 (“Minor Alterations to Land”)], which may be found in the guidelines for the implementation of the California Environmental Quality Act and Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B. 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 to establish a new 10,000 gallons per year winery with 1) daily tours and tastings for five persons maximum per weekday and seven persons maximum per weekend and a maximum of 30 persons per week by appointment only; 2) conversion of an existing 2,309 square foot barn to winery uses; 3) construction of a new 2,675 square foot building with a 500 square foot open breezeway; 4) construction of an 875 square foot covered crush pad; 5) on premise consumption in the hospitality building of wines produced on site in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (also known as AB 2001 (Evans Bill)); 6) two (2) 30 person marketing events annually; 7) one (1) 100 person auction event annually; 8) connection to an existing domestic wastewater treatment and disposal system 9) a hold and haul system for process wastewater; 10) a 20,000 gallon water storage tank and pump house; 11) an improved 20 foot driveway access in accordance with Napa County Road and Street Standards; and 12) construction of seven (7) parking spaces; and 13) ten or fewer employees. A Variance is also requested to encroach 435 feet into the required 600 foot setback from Silverado Trail. The 10.68 acre project site is located approximately 200 feet north of Deer Park Road and within the Agricultural Watershed (AW) Zoning District at 2900 Silverado Trail, St. Helena (APN: 021-352-041).

Staff Recommendation: Find the project Categorical Exempt from CEQA and approve the requested Use Permit and Variance request as conditioned.

Staff Contact: Shaveta Sharma, Planner shaveta.sharma@countyofnapa.org

Applicant Contact: Cherie Melka (707) 695-7687

10. ADMINISTRATIVE ITEMS

A. PROPOSED REVISIONS TO THE WATER AVAILABILITY ANALYSIS PROGRAM

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 7 and Class 8. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 7 (“Actions by Regulatory Agencies for Protection of Natural Resources”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15307 and see Class 8 (“Actions by Regulatory Agencies for Protection of the Environment”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15308.]

Request: Consideration of Staff’s proposal to revise the Water Availability Analysis (WAA) Program, which is used in environmental evaluation documents prepared for new discretionary development proposals that rely on groundwater resources. The WAA is a technical document prepared by a project applicant or their professional representative that quantifies the estimated amount of available groundwater and relates it to the amount of groundwater required to serve the proposed development. Proposed changes consist of replacing the past Phase I and Phase II theoretical analysis, with a two-tier approach based on best available technical documentation.

Staff Recommendation: Continue the item March 18, 2015

Staff Contact: Patrick Lowe, Natural Resources Conservation Manager, (707) 259-5937, patrick.lowe@countyofnapa.org

CONTINUED FROM JANUARY 7, 2015 MEETING; STAFF REQUESTS A CONTINUANCE TO MARCH 18, 2015

11. DEPUTY DIRECTOR’S REPORT

- DISCUSSION OF ITEMS FOR THE **MARCH 4, 2015 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
- #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 BOARD OF SUPERVISORS BUILDING, 2741 NAPA VALLEY CORPORATE DRIVE BUILDING 2, NAPA, CALIFORNIA ON 2-11-15 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