



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY PLANNING COMMISSION

Wednesday March 19, 2014
9:00 AM

COMMISSION MEMBERS

<i>VICE - 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>Terry Scott</i> <i>District # 4</i>	<i>CHAIR</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Matt Pope</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>Pete Parkinson</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, 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

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 - None**
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**

A. AT&T WIRELESS/PACIFIC UNION COLLEGE—USE PERMIT (#P14-00045-UP)

CEQA Status: Consideration and possible adoption of a Categorical Exemption Class 3. 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. The project will not impact an environmental resource of hazardous or critical concern, has no cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, cause substantial adverse change in the significance of a historical resource or extract groundwater in excess of the Phase 1 groundwater extraction standards as set by the Department of Public Works. [See Class 3 ("New Construction or Conversion of Small Structures") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

REQUEST: Approval to: 1) install twelve (12) panel antennas on a portion of the roof of Graf Hall on the Pacific Union College (PUC) campus, with an approximate maximum size of each antenna being 7.15-ft. in height, 1.3-ft. in width and 11.2-in. in depth; and 2) install twenty-four (24) small RRUs (remote radio units) behind the antennas; and 3) construct a 10-ft' tall parapet wall along the parapet of the building to screen the antennas and other telecommunication equipment; and 4) connect the facility to the college's existing emergency power system to provide a 24-hour on-site emergency power supply; and 5) install support equipment for the facility within the existing building below the panel antennas cables including but not limited to electrical panels, air conditioning and similar equipment; and 6) install emergency notification signs on the site. The facility would be located on the third floor of Graf Hall on the PUC campus within the Planned Development: Airport Compatibility (PD:AC) zoning district at 149 La Jota Drive, Angwin CA 94508 (APN 024-410-014).

Staff Recommendation: Find the project Categorically Exempt and approve the Use Permit subject to recommended conditions.

Staff Contacts: Terri Abraham, Planner, (707) 299-1331, terri.abraham@countyofnapa.org; Jerry Haag, staff planning consultant, (510) 644-2106, jphaag@pacbell.net

Applicant Contact: Eric James, Modus, Inc. (415) 350-5418

9. ADMINISTRATIVE ITEMS

SET MATTER 9:00 -10:00 AM

A. NAPA PIPE DESIGN GUIDELINES REVIEW PROCESS

CEQA Status: No action is requested and CEQA does not apply.

Request: The City of Napa and the Napa County Planning Commissions held a joint Special Meeting regarding design guidelines for the Napa Pipe site on February 6, 2014. A follow up meeting was held on February 19, 2019. Design guidelines will ultimately serve to ensure the quality and form of development consistent with the City/County expectations. Subsequent separate meetings of both the City Planning Commission and County Planning Commissions will be held to deliberate on and ultimately forward a recommendation regarding the Guidelines to the Napa City Council and the Board of Supervisors, respectively. At this time, staff is requesting direction from the Napa County Planning Commission regarding our review process.

Staff Recommendation: Discussion on direction on the County's review process.

Staff Contact: Sean Trippi, Principal Planner; (707) 299-1353, strippi@countyofnapa.org

10. PUBLIC HEARING ITEMS

A. SINEGAL ESTATE- USE PERMIT NO. P13-00261

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 Winery Use Permit U#-438182 as follows: 1) to increase production from 13,200 gallons per year to 60,000 gallons per year; 2) increase the existing 4,400 square foot winery to 4,780 square feet of production area, 1,535 square feet of hospitality and office area, 710 square foot covered work area and construct 13,200 square feet of caves; 3) increase in tours and tastings from one visitor per week to a maximum of 21 visitors per day and a maximum of 120 per week; 4) addition of 48 marketing events per year with a maximum of 10 guests; 5) addition of six (6) marketing events per year with a maximum of 30 guests; 6) addition of two (2) marketing events per year with a maximum of 60 guests; 7) participation in Auction Napa Valley; 8) request for on premise consumption of wines produced on-site to occur in the tasting room consistent with AB 2004; 9) to expand the wastewater system on-site; 10) an increase in staff from one (1) to three (3) full-time employees; 11) an increase in parking spaces from three (3) to eight (8) parking spaces; 12) a riparian restoration plan to restore native vegetation along an unnamed creek; 13) a Use Permit Exception to the Conservation Regulations allowing a redesigned parking lot and access road to be

located within the required 45 feet stream setback; and 14) a Napa County Road and Street Standards Exception for the existing nine (9) foot bridge where 20 feet is required. The 30-acre parcel is located at the terminus of Inglewood Avenue on the northwest side approximately ½ mile from the intersection of St. Helena Highway, within the AW (Agricultural Watershed) and AP (Agricultural Preserve) zoning districts; 2125 Inglewood Avenue, St. Helena; APN: 027-120-008.

Staff Recommendation: Adopt the negative declaration and approve the Use Permit, as conditioned.

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

Applicant Contact: Tom Adams, (707) 261-7016, tadams@dpf-law.com

B. AT&T WIRELESS/BIG RANCH ROAD SITE—USE PERMIT (#P12-00419-UP)

CEQA Status: Consideration and possible adoption of a Categorical Exemption Class 3. 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. The project will not impact an environmental resource of hazardous or critical concern, has no cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, cause substantial adverse change in the significance of a historical resource or extract groundwater in excess of the Phase 1 groundwater extraction standards as set by the Department of Public Works. [See Class 3 (“New Construction or Conversion of Small Structures”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

REQUEST: Approval to: 1) construct a 70-ft. tall unmanned wireless communication tower designed as a water tank mounted on four lattice-type supports; 2) install twelve (12) panel antennas measuring approximately 73.4-in. in length, 11.9-in. in width and 7.1-in. in depth inside the faux water tank; 3) install eighteen (18) small RRUs (remote radio units) behind the antennas; 4) place ground-mounted support equipment in an approximately 19-ft by 20-ft lease area; 5) install a diesel-powered emergency back-up generator within the lease area; 6) connect the facility to existing overhead power and telephone lines via underground trenching; 7) install a 6-ft. tall wooden fence around the ground mounted equipment area; 8) install emergency notification signs on the site. The facility would be located on the far southeast portion of an approximately 6-acre site on the east side of Big Ranch Road, north of Trancas Road, within an Agricultural Preserve (AP) zoning district, Assessor’s Parcel 038-190-019 at 2046 Big Ranch Road, Napa CA, 94558.

Staff Recommendation: Find the project Categorically Exempt and approve the Use Permit subject to recommended conditions.

Staff Contacts: Terri Abraham, Planner, (707) 299-1331, terri.abraham@countyofnapa.org; Jerry Haag, staff planning consultant, (510) 644-2106, jphaag@pacbell.net

Applicant Contact: Steve Graham, Bechtel Communications (510) 340-0892

C. YOUNTVILLE HILL WINERY / CS2 WINES, LLC - USE PERMIT AND AN EXCEPTION TO THE CONSERVATION REGULATIONS (P13-00279); VARIANCE (P13-00417); AND, VIEWSHED (P13-00416)

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following areas; Biological Resources, Cultural Resources, and Transportation/Traffic. 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 and exception to the conservation regulations, variance, and viewshed application to establish a new winery with an annual production capacity of 100,000 gallons as follows: (1) construct two new winery buildings with approximately 14,019 sq. ft. of floor area, including a 1,208 sq. ft. reception building and a 12,811 sq. ft. winery, administration and visitor center building with 9,605 sq. ft. of unenclosed terraces; (2) construct approximately 35,588 sq. ft. of cave area, including a warming kitchen; (3) provide 37 on-site parking spaces; (4) establish a Marketing Plan with 48 events per year for a maximum of 50 guests at each event (half of the events will be scheduled to begin after 6:30 PM); six (6) events per year for a maximum of 100 guests at each event; two (2) events per year for a maximum of 200 guests at each event; and, two (2) wine auction events per year; (5) allow tours and tastings, which may include food paring, by appointment only for a maximum of 285 visitors per day with a maximum of 1,120 visitors per week (285 Sat/Su; 110/day Mon-Fri); (6) establish hours of operation from 6 AM to 3 PM (production staff), 8 AM to 5 PM (administrative staff) and 9:30 AM to 6:30 PM (hospitality staff – visitation would occur between 10 AM and 6 PM); 7 days a week; (7) allow on-premise consumption of the wines produced on-site in the winery administration and visitor center building and terraces pursuant to the Evans Bill (AB2004); (8) employ up to 19 people; (9) install a new on-site winery process and domestic wastewater treatment system; and, (10) new landscaping, driveway improvements, water storage tanks, and signage. The proposal also includes an exception to the conservation regulations to grade/construct improvements on slopes exceeding 30%, a viewshed application to construct on slopes 15% or greater and visible from a viewshed designated roadway (State Route 29) and a variance to allow the lower cave portal and winery related activities on the pad in front of the cave to encroach into the 600-foot setback from State Route 29, winery buildings to encroach into the 300-foot setback from a private road, a staircase at the rear of the winery building to encroach 6-feet into a 20-foot rear yard and a non-habitable portion of the structure/landscaped terrace and stairs at the third or roof level to encroach 15-feet into the 20-foot rear yard. The project site is comprised of two parcels that will be combined. An existing 4,000 sq. ft. residence (former bed & breakfast) and garage, the existing driveway from State Route 29 to the structures, and a cave will be removed as part of the proposal to facilitate construction of the winery, a new driveway, and associated improvements. The 10.9 acre project site is located on the east side of State Route 29 approximately ¼-mile south of the Yount Mill Road / State Route 29 intersection. APN's: 031-130-028 & 029. 7400 St. Helena Hwy, Napa.

Staff Recommendation: Adopt the mitigated Negative Declaration and MMRP and approve the requested use permit, conservation regulation exception, variance and viewshed applications with the proposed conditions of approval.

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

Applicant Contact: Lester Hardy, (707) 967-9610 or lester@lhardy.comrussell@aklandlaw.com

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **APRIL 2, 2014 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 Winery
- #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 3-13-14 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