

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, March 04, 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 18, 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. 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. 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 2004 (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) five 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: Take final action finding the project Categorically Exempt from CEQA and approving 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

CONTINUED FROM FEBRUARY 18, 2015 COMMISSION MEETING

B. KRUPP BROTHERS WINERY - USE PERMIT MAJOR MODIFICATION NO. P14-00176 AND VARIANCE REQUEST NO. P14-00195

CEQA Status: Consideration and possible adoption of a Subsequent Negative Declaration. According to the proposed Subsequent Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The Project site is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.

Request: Approval to modify Use Permit #P11-00348 to: 1) Relocate the site of the approved 50,000 gallon winery to the northwestern portion of the property, ±220 ft. east from the approved driveway entrance location; 2) Construct a new two-story, 16,235 sq. ft. winery building for wine production, administration, and hospitality activities with ±1408 sq.ft. covered crush pad; 3) Increase parking with the construction of a new 22 total space parking lot; 4) Install two (2) 10,000 gallon treated recycled water holding tanks, replacing the approved 50,000 gallon tank; and one (1) 60,000 gallon water storage tank to replace the approved 40,000 gallon domestic and fire water storage tank; 5) Relocate the approved septic system; 6) Eliminate the previously approved conversion of the existing single family residence to a winery and changes to the driveway and bridge crossing Hardman Creek, serving the residence; 7) Revise the landscape concept for the newly proposed site; 8) Abandon the previously approved Conservation Regulations exception; and, 9) Remove ±2 acres of vineyard to accommodate the new winery location. The proposal also includes Variance #P14-00195, pursuant to County Code Section 18.104.230, to allow construction of the proposed wine production building 220± feet from Silverado Trail, in lieu of the required minimum 600-ft winery setback. There are no proposed changes to the winery production level, visitation (maximum 124 daily visitors; maximum 868 visitors per week), marketing plan (event guests included in maximum daily visitation: 105 events/yr.- maximum 24 guests; 4/year- maximum 75 guests; 4/year-maximum 75 guests; 2/year-maximum 125 guests), number of employees (maximum 10), stone wall and entry structure, or the Hardman Creek streambed restoration project as previously authorized. The 13.23 acre project parcel is located on the east side of the Silverado Trail, approximately ½ mile south of its intersection with Soda Canyon Road, within the AP (Agricultural Preserve) zoning district. APN: 039-610-006. 3150 Silverado Trail, Napa, Calif., 94558.

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

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

Applicant Contact: Donna B. Oldford, Plans 4Wine; 707.963.5832; DBOldford@aol.com.

10. ADMINISTRATIVE ITEMS

A. PROPOSED METHOD FOR EVALUATING FUTURE WINERY VISITATION PROPOSALS

CEQA Status: Procedures by definition do not change the law, but provide for its implementation. Therefore the proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and CEQA is not applicable. Also, 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 pursuant to the General Rule contained in the Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3).

Request: The Planning Commission has previously requested that staff provide a framework that would allow a more informed and detailed discussion of comparing applications for winery visitation.

Staff Recommendation: Take public comment on and provide direction regarding staff's proposal to create a common baseline of visitation that would apply to all future applications, while including adjustment factors to provide flexibility in recognizing the unique circumstances involved in each individual proposal and its setting.

Staff Contact: David Morrison, Director; (707) 253-4805; david.morrison@countyofnapa.org

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **MARCH 10, 2015 SPECIAL 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 ADMINISTRATIVE BUILDING, 2741 NAPA VALLEY CORPORATE DRIVE, BUILDING 2, NAPA, CALIFORNIA ON 2-27-15 BY 2:00 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