



A Tradition of Stewardship  
A Commitment to Service

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

**Wednesday, April 02, 2014**  
**9:00 AM**

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### COMMISSION MEMBERS

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<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>David Morrison</i>		<i>COMMISSION CLERK</i> <i>Melissa Frost</i>

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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

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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](http://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 following meeting:  
November 20, 2013 (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. MOBILEHOME PARK ORDINANCE UPDATE / MATT MUMFORD, HALL VINELAND LLC - ORDINANCE TEXT AMENDMENT P13-00437-ORD**

**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:** Applicant-sponsored ordinance to update the Mobilehomes Chapter of Napa County Code, Chapter 15.40, to be consistent with the requirements of State Law and to establish regulations enabling project decision makers to grant variations to development standards for projects of superior design quality. Applicant for the ordinance change is Hall Vineland LLC, 401 St. Helena Highway South, St. Helena. Hall Vineland LLC has also proposed Major Modification P13-00164-MOD to redevelop the existing Vineland Vista Mobile Home Park located at 341 St. Helena Highway South (Assessor's Parcel Number 027-130-005 & 006), which is presently a pending, but incomplete, application with no planned date for hearing.

**Ordinance Title:** AN ORDINANCE OF THE BOARD OF SUPERVISORS OF NAPA COUNTY, STATE OF CALIFORNIA, AMENDING CHAPTER 15.40 RELATING TO MOBILEHOMES AND MOBILEHOME PARKS

**Staff Recommendation:** That the Planning Commission conduct a public hearing and forward a recommendation to the Board of Supervisors.

**Staff Contact:** John McDowell, Deputy Planning Director 707-299-1354 [johnmcdowell@countyofnapa.org](mailto:johnmcdowell@countyofnapa.org)

**Applicant Contact:** Tom Carey, Attorney , 707-479-2856 [tcareylaw@g-mail.com](mailto:tcareylaw@g-mail.com)

**CONTINUED FROM THE MARCH 19, 2014, FEBRUARY 19, 2014 AND JANUARY 15, 2014 MEETINGS**

**B. ROMBAUER VINEYARDS WINE PRODUCTION FACILITY / ROMBAUER VINEYARDS, INC. / USE PERMIT MODIFICATIONS #P13-00361-MOD & P13-00362-MOD**

**CEQA Status:** Consideration and possible adoption of a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), CEQA Guidelines Section 15301, Class 1, which exempts alterations to existing facilities and Section 15303, Class 3, which exempts the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of use permit modifications to allow the following: (1) conversion of an existing 26,279 sq. ft. warehouse/office building to a wine production facility with an annual production capacity of 120,000 gallons; 2) construction of a new 3,245 sq. ft. canopy over the truck docks; (3) construction of a new 970 sq. ft. mechanical equipment building; (4) parking for 26 vehicles on site; (5) two full-time and six part-time employees during crush activities; (6) hours of operation from 7:00 AM to 6:00 PM Monday - Friday, excluding harvest season; (7) landscaping; (8) connection to the existing process wastewater pretreatment system on the adjoining property to the north (601 Airpark Road) or removal via a hold and haul system; and, (9) construction of a truck ramp and separate forklift ramp from the adjoining property to the north. The City of American Canyon and the Napa Sanitation District provide water service and sanitary sewer service to the site, respectively. The project is located on the west side of Airpark Road and the south side of Airport Boulevard, on a 1.84 acre property (615 Airpark Road) and a 5.95 acre property (601 Airpark Road) within an IP:AC (Industrial Park: Airport Compatibility Combination) overlay zoning district. (Assessor's Parcel Number's: 057-240-015 and 031 - formerly 013), 601 and 615 Airpark Road, Napa.

**Staff Recommendation:** Find the project categorically exempt and approve the requested use permit modifications as conditioned.

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

**Applicant Contact:** Lynn Sletto, 707-963-6629 or [lynn@rombauer.com](mailto:lynn@rombauer.com)

**10. ADMINISTRATIVE ITEMS**

**11. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE **APRIL 16, 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
- #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
- #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 3-27-14 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