



A Tradition of Stewardship  
A Commitment to Service

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

**Wednesday April 03, 2013**  
**9:00 AM**

### COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>VICE-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>Hillary Gitelman</i>	<i>COMMISSION CLERK</i> <i>Melissa Gray</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

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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 meeting held on:  
March 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****A. CONTINUED FROM THE MARCH 6, 2013 MEETING****STAGS LEAP WINERY USE PERMIT / TREASURY WINE ESTATES WINERY MAJOR MODIFICATION  
APPLICATION NO. P12-00110**

**CEQA Status:** Categorically Exempt from the provisions of CEQA, pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures; Section 15304, Class 4, Minor Alterations in Land, and Section 15331, Class 31, Treatment of Historic Properties. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of Use Permit Modification #P12-00110 requesting approval of the following: 1) Conversion of an existing residence and bed and breakfast to allow a winery tasting and visitation space; 2) Increase visitation from 10 people per day to 40 people per day by-appointment only; 3) Inclusion of food and wine pairing as part of tours and tasting; 4) Allow on-site bottle consumption as per AB 2004; 5) Establish the tours and tastings hours of operation from 10 am to 6 pm; 6) Construction of an ADA pathway connecting the parking with the tasting room; 7) Construction of an outdoor ADA accessible restroom; 8) Minor interior improvements to the doorway for compliance with ADA; 9) Increase the number of employees from two full time and one part time to three full time and one part time; 10) Installation of underground fire suppression pipes to connect to the neighboring system; and 11) Approval of a road modification to allow portions of the driveway to have a reduced width. The project is located on a 10.7 acre lot and connected to an adjacent 107.5 acre parcel for fire suppression located on the east side of Silverado Trail approximately 0.65 miles south of its intersection with Yountville Crossroad, within a split Agricultural Preserve (AP) and Agricultural

Watershed (AW) zoning district (Assessor's Parcel No 032-530-034 & -024) 6150 Silverado Trail, Napa, California, 94558.

**Staff Recommendation:** Determine the project categorically exempt from CEQA and approve Use Permit Modification P12-00110 as conditioned.

**Staff Contact :** Kirsty Shelton, (707) 299-1377, [Kirsty.Shelton@countyofnapa.org](mailto:Kirsty.Shelton@countyofnapa.org)

**Applicant Contact :** Deborah Dommen, (707) 259-4673, [Debra.Dommen@tweglobal.com](mailto:Debra.Dommen@tweglobal.com)

**B. SAFE HARBOR 2 / SAFE HARBOR PARTNERS, LLC - USE PERMIT (P13-00009-UP)**

**CEQA Status:** Mitigated Negative Declaration prepared. 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 area: 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 to construct an approximately 35-foot high building with approximately 61,879 square feet of floor area for wine storage, including an administrative office and an area for a mobile bottling line. Access would be provided from a new driveway on the north side of the building with a second exit only driveway on the south side of the building. On-site parking for 45 vehicles, landscaping, and a monument sign is also included with the proposal. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. Located on a 2.97 acre site on the west side of Technology Way, north of its intersection with Gateway Drive, within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-210-032.

**Staff Recommendation:** Adopt the mitigated negative declaration and approve the use permit with the proposed conditions of approval.

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

**Applicant Contact:** Beth Painter (707) 287-9089

**9. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE **APRIL 17, 2013 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

**11. 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
- #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

## 12. 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 3-27-2013 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 Gray (By e-signature)  
Melissa Gray, Clerk of the Commission