

AGENDA

NAPA COUNTY PLANNING COMMISSION

1195 Third Street, Ste. 305
Napa, Ca. 94558

Wednesday, April 05, 2017
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Joelle Gallagher</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>VICE CHAIR</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>CHAIR</i> <i>Jeri Gill</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 1195 Third Street, Ste. 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 305 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 issues 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 meetings held on:
February 22, 2017 (All Commissioners present)
March 15, 2017 (All Commissioners present)

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS****A. PD PROPERTIES, LLC / FLYNNVILLE WINE COMPANY / USE PERMIT NO. P12-00222-UP & VARIANCE NO. P12-00223-VAR**

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the areas of biological resources, noise and 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 construct a new winery with a production capacity of ~~60,000~~ 40,000 gallons per year with the following characteristics: (a) two buildings, totaling 24,210 square feet in area; (b) demolish five existing buildings totaling 21,450 square feet; (c) tours and tastings by appointment only for a maximum of 25 persons per day; (d) establish a marketing program to permit six (6) events per year with a maximum of 25 guests, six (6) events per year with a maximum of 50 guests, and three (3) events per year with a maximum of 100 guests; (e) 15 employees; (f) hours of operation from ~~8:00 AM to 8:00 PM~~ 6:30 AM to 6:30 PM (production hours, except during harvest) and 10:00 AM to 6:30 PM (visitation hours), 7-days a week; (g) parcel merger of APNs: 020-320-003; 020-320-006; 020-320-009; 020-320-015; 020-320-016; and 020-170-012 to establish a minimum parcel size of 10 acres; (h) a variance (P12-00223) to allow construction of the winery buildings at 150-foot from State Highway 29 (within the 600-foot setback), at 78-foot from Maple Lane (within the 300-foot setback), and at 84 feet from Ida Lane (within the 300-foot setback); and (i) related winery facilities

and infrastructure. The project is located on a proposed 10.09 acre parcel within the Agricultural Watershed (AW) and Agricultural Preserve (AP) zoning districts and accessed via a private driveway located off Maple Lane; 1184 Maple Lane, Calistoga, CA 94515; APNs: 020-320-003; 020-320-006; 020-320-009; 020-320-015; 020-320-016; and 020-170-012.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Variance and Use Permit, as conditioned.

Staff Contact: Jason R. Hade, AICP, Planner III, (707) 259-8757 or jason.hade@countyofnapa.org

Applicant Contact: Tom Faherty, 1560 Railroad Avenue, St. Helena, CA, (707) 963-1466

ITEM CONTINUED FROM THE FEBRUARY 15, 2017 REGULAR MEETING

B. SOUTH WHITEHALL LANE DEVELOPMENT, LLC / WHL WINERY / USE PERMIT (P15-00215-UP) & ROAD AND STREET STANDARDS EXCEPTION REQUEST

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. 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 allow the construction of a new 10,000 gallon winery with the following characteristics: (a) a new 6,812 sq. ft. winery building with an 1,230 sq. ft. unenclosed covered crush pad area, bottling to be handled by a mobile bottling service on an as needed basis within the unenclosed crush pad area; (b) a 384 sq. ft. pump house and trash enclosure; (c) on-site parking for two (2) vehicles; (d) a new driveway adjoining the west property line; (e) fewer than 10 full and part time employees; (f) hours of operation from 6:00 AM to 6:00 PM, seven days per week; (g) four (4) water storage tanks with a capacity of 10,000 gallons each for fire protection, domestic and irrigation; and (h) Installation of a wastewater treatment system. No tours and tastings or marketing events are proposed. The request also includes an exception to the County's Road and Street Standards (RSS) to allow widths of less than 22-feet for two existing portions of the South Whitehall Lane shared access drive. The project is located on a 19.97-acre parcel within the Agricultural Preserve (AP) zoning district on the southeast side of South Whitehall Lane (a shared private access drive), approximately 630-feet west of the bend in the road or approximately 0.6 miles south of Whitehall Lane. 1561 South Whitehall Lane, St. Helena, CA 94574. APN: 027-460-013.

Staff Recommendation: Adopt the Negative Declaration and approve the Road & Street Standards Exception Request and Use Permit, as conditioned.

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

Applicant Contact: Donna B. Oldford, Plans4Wine, 2620 Pinot Way, St. Helena, CA 94574, (707) 963-5832

ITEM CONTINUED FROM THE FEBRUARY 15, 2017 AND MARCH 15, 2017 REGULAR PLANNING COMMISSION MEETINGS.

C. LES BEHRENS AND LISA DRINKWARD / BEHRENS FAMILY WINERY / USE PERMIT MAJOR MODIFICATION NO. P15-00203-UP & VARIANCE NO. P15-00341-VAR & ROAD & STREET

STANDARDS EXCEPTION REQUEST

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the areas of biological resources and 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 Major Modification Use Permit to permit the expansion of an existing 10,000 gallon winery as follows: (a) production increase to 20,000 gallons per year; (b) allow the expansion of two winery buildings and the construction of two new winery buildings, totaling 7,319 square feet in area; (c) host daily tours and tastings by appointment only for a maximum of 32 persons per day; (d) a Marketing Program to permit four (4) events per year with a maximum of 20 guests, two (2) events per year with a maximum of 50 guests, one (1) event per year with a maximum of 60 guests, and one (1) event per year with a maximum of 100 guests; and (e) proposed hours of operation: 8:00 AM to 10:00 PM (production hours, except during harvest) and 10:00 AM to 3:00 PM (visitation hours), 7-days a week.

A Variance application (P15-00341) is also being requested to allow: (1) construction of the proposed hospitality building and bathroom building and expansion of the existing winery building approximately 100 feet within the 300 foot winery setback from the private driveway from Spring Mountain Road which serves one additional parcel to the north of the subject site; and (2) to permit the proposed barrel barn and case goods storage building approximately 50 feet within the 300 foot winery setback and to permit the proposed tank barn and covered crush pad approximately 25 feet within the 300 foot winery setback.

The project also includes a request for an exception to the Napa County Road and Street Standards (RSS). The request proposes an exception to the State Responsibility Area Fire Safe Regulations to allow a reduced roadway width of a single traffic lane with a minimum paved width of 12 feet because of unique features of the natural environment which include steep slopes and mature trees. This segment totals approximately 250 feet in length. The project also requests an exception to allow an average longitudinal slope of 18 percent for a 50 foot section of roadway. The Napa County RSS require two ten (10) foot wide traffic lanes and permit a maximum longitudinal slope of 16 percent. The project is located on a 20 acre parcel within the Agricultural Watershed (AW) zoning district and accessed via a private driveway located off Spring Mountain Road; 4078 Spring Mountain Road, Saint Helena, CA 94574; APN: 020-300-035.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the exception to the Napa County RSS, Variance, and Use Permit Major Modification, as conditioned.

Staff Contact: Jason R. Hade, AICP, Planner III, (707) 259-8757 or jason.hade@countyofnapa.org

Applicant Contact: Jon Webb, 1113 Hunt Avenue, Saint Helena, CA 94574; (707) 963-1217

9. ADMINISTRATIVE ITEMS - None**10. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE **APRIL 19, 2017 REGULAR MEETING**

- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

11. COMMISSIONER COMMENTS / COMMITTEE REPORTS

12. FUTURE AGENDA ITEMS

ITEMS REQUIRED TO RETURN TO THE PLANNING COMMISSION FOR DISCUSSION BASED ON FUTURE PRIVATE CONSTRUCTION SCHEDULE

- #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
- #P13-00055-UP, 3 years after approval date for reporting on visitation and marketing - Bell Wine Cellars

13. 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 3-31-17 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

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