



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY PLANNING COMMISSION

Wednesday May 01, 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

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 - None****9. PUBLIC HEARING ITEMS****A. LAWRENCE FAIRCHILD / STEPHEN and DENISE ADAMS / WHITE COTTAGE RANCH WINERY - USE PERMIT MODIFICATION and ROAD and STREET STANDARDS EXCEPTION No. P12-00162**
CEQA Status:

Subsequent Mitigated Negative Declaration Prepared. According to the proposed subsequent mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: Air Quality, Cultural Resources, Hydrology and Water Quality. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code § 65962.5.

Requests: Use Permit Major Modification to Use Permit 02130-UP, as previously modified by P04-0504-MOD, to further modify the approved 20,000 gallon per year winery as follows: 1.) alterations to the existing winery building including the addition of +/- 2,450 sq. ft. of floor area, construction of a new +/- 1,885 sq. ft. covered crush pad, addition of outdoor work areas, and the removal of existing tasting facilities; 2.) construction of +/- 2,170 sq. ft. of new hospitality space in 3 new integral structures, including a commercial kitchen; 3.) addition of 17 new parking spaces (2 of which would be ADA accessible), for a total of 25; 4.) addition of a domestic wastewater treatment and disposal system serving the proposed hospitality structure; 5.) realignment and reconstruction of portions of the existing winery access road; 6.) increase in by-appointment tours and tastings visitation from a maximum of 50 per week to a maximum of 32 per day; 7.) expansion of tours and tastings hours of operation from 10am-4:30pm to 10am-6pm; 8.) addition of food and wine pairings to tours and tastings visitation; 9.) a revised and enlarged marketing plan including food and wine pairings with four 24-person events per month, four 50-person events per year, and three 75-person auction-related events per year (in no case shall combined tours and tastings and marketing event visitation exceed 82 persons on any given day); 10.) increase in on-site employment from 2 FT and 3 PT

employees to 10 or fewer employees inclusive; 11.) Evans Bill (AB2004) on-premise consumption adjacent to the proposed hospitality building; 12.) 2,947 cubic yards of cut and 1,170 cubic yards of fill with on-site disposal of the net 1,777 cubic yards of cut; 13.) addition of two 10,000 gallon domestic water tanks; 14.) a landscape plan including 45-55 Northern California Black Walnut saplings and 10 specimen-sized oaks; and 15.) like-kind 2/1 replacement of 14 removed trees as further described in a submitted additional environmental commitment. **Road and Street Standards Exception** to allow the continuing use of an existing 14' wide winery access driveway between stations 0+00 and 0+50 and between stations 13+70 and 17+78. The remainder of the winery driveway will be improved to the required 18' width.

The 62.35 and 4.65 acre project parcels (which would be legally merged subsequent to the requested approval) are located on the east side of White Cottage Road at its intersection with College Avenue, within the AW (Agricultural Watershed) zoning district. APNs. 018-120-033 & 024-111-009. 501 & 555 White Cottage Ranch Road North, Angwin, Calif., 94508.

Staff Recommendation: Adopt the subsequent mitigated negative declaration and approve the requested use permit modification and Road and Street Standards exception as conditioned.

Staff Contact: Chris Cahill, (707) 253-4847 or chris.cahill@countyofnapa.org

Applicant Contact: Donna Oldford, (707) 963-5832 or dboldford@aol.com

10. ADMINISTRATIVE ITEMS

- A. GREENHOUSE GAS (GHG) EMISSIONS BEST MANAGEMENT PRACTICES (BMPs):** The Board of Supervisors directed staff to work with stakeholders on a list of "best practices" that could be used by project applicants and the Planning Commission to reduce project-related GHG emissions during the time it takes to develop a revised Climate Action Plan. Staff will begin discussions with stakeholders on April 25, 2013 and would like to provide an update to the Commission.

Staff Recommendation: This is an informational presentation and discussion item; no action is requested at this time.

Staff Contact: Hillary Gitelman, Director, 253-4805; Kirsty Shelton, Planner 707-299-1377.

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **MAY 14, 2013 SPECIAL JOINT BOS MEETING**
- DISCUSSION OF ITEMS FOR THE **MAY 15, 2013 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 (formely 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

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 4-24-12 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