



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY PLANNING COMMISSION

Wednesday, June 04, 2014
9:00 AM

COMMISSION MEMBERS

<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>

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

Clerk of the Commission requests approval of Minutes for the meeting held on:
May 21, 2014 (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. GATEWAY COMMERCIAL CENTER - SPRINGHILL SUITES EXPANSION / AIRPORT BLVD. REATLY I LLC / USE PERMIT MODIFICATION (P13-00212-MOD)**

CEQA Status: A Negative Declaration (ND) previously prepared and adopted on January 10, 2012, analyzed the potential impacts of the 60-room hotel expansion. The hotel expansion is within the scope of the analysis of the previously adopted ND. The proposed additions to the hotel conference room and breakfast areas are Categorically Exempt pursuant to State CEQA Guidelines Section 15301, Class 1, which exempts minor additions and alterations to an existing structure and the proposed carports are Categorically Exempt pursuant to Section 15303, Class 3, which exempts the construction of accessory structures including carports. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Sec. 65962.5.

Request: Approval of a use permit modification to revise the previously approved master site development plan as follows: (1) construct a 38,112 sq. ft. addition to the Springhill Suites hotel to accommodate 60 new guest rooms with a 1,942 sq. ft. enclosed breezeway connecting the second and third floors of the existing hotel to the new rooms; (2) construct a 760 sq. ft. addition to the hotel's conference room; (3) construct a 673 sq. ft. addition to the hotel's breakfast room; (4) construct twelve new solar panel/carport structures over approximately 123 existing parking spaces in the proximity of the hotel; (5) increase the amount of approved floor area for restaurant uses from 10,348 sq. ft. to 10,700 sq. ft.; (6) reduce the amount of approved floor area for retail uses from 55,897 sq. ft. to 29,

523 sq. ft.; (7) reduce the amount of approved floor area for office uses from 41,482 sq. ft. to 25,643 sq. ft.; (8) provide a total of 396 parking spaces; and, (9) landscape improvements and signage. Subsequent lot line adjustments will be required to accommodate the revised site plan layout. The proposal also includes a variation to Napa Valley Business Park Specific Plan standards to allow reduced setbacks from interior lot lines to facilitate the revised building footprints/site plan layout and a parking reduction based on a shared parking arrangement consistent with previous approvals. The project is connected to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The project site is located on approximately 12.4 acres on the northwest corner of the intersection of State Highway 29 and Airport Boulevard, within an Industrial Park: Airport Compatibility (IP:AC) zoning district. (Assessor's Parcels: 057-200-015, 016, 019, 017, 018, 019, 023, 024, 025, & 026). 101 Gateway Road East, Napa.

Staff Recommendation: That the Planning Commission find the hotel expansion within the scope of the analysis of the previously approved Negative Declaration and that the increase in floor area and carports are categorically exempt and approve the requested use permit modification as conditioned.

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

Applicant Contact: William Maston, William Maston Architect & Associates, (650) 968-7900, billm@mastonarchitect.com

CONTINUED FROM MAY 7, 2014 PLANNING COMMISSION MEETING

B. ALLIED CLEAN FUELS TERMINAL / TEADERMAN BUSINESS PARK, LLC. - SPECIFIC PLAN AMENDMENT & USE PERMIT (P13-00329-SPA & P13-00436-UP):

CEQA Status: Consideration and recommendation to the Board of Supervisors to adopt a Mitigated Negative Declaration. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: Biological Resources and Transportation/Traffic. This project site is not on any of the lists of hazardous waste sites enumerated under Government code section 65962.5

Request: Approval of a specific plan amendment and use permit to construct a fueling depot and approximately 3,400 sq. ft. convenience market on an approximately 3 acre portion of a 6.37 acre industrial property within the Napa Valley Business Park. In addition to gasoline and diesel fuel pumps, the facility will include pumps and/or stations for alternative fuels including electric vehicle chargers, compressed natural gas (CNG), liquefied natural gas (LNG), propane, and diesel emissions fuels (DEF). Site layout features two driveway connections to Devlin Road with retail fueling canopy and convenience market on the eastern portion of the site. The western portion of the site will contain a truck/vehicle card lock fueling terminal with canopy. Water is provided by the City of American Canyon and sewer is provided by Napa Sanitation District. The project is located on the west side of Devlin Road, approximately 2,350 ft. southeast of its intersection with Soscol Ferry Road within the IP:AC (Industrial Park:Airport Compatibility) zoning designation. (APN: 057-020-033) 221 Devlin Road, Napa.

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

Staff Contact: John McDowell, (707) 299-1354, john.mcdowell@countyofnapa.org

C. LMR RUTHERFORD ESTATE WINERY/LMR RUTHERFORD PARTNERS, LLC - USE PERMIT APPLICATION, #P13-00167-MOD & VARIANCE #P13-00185-VAR

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 application to establish a new winery with an annual production capacity of 100,000 as follows: (1) Construct a new 11,000 ± sq. ft. wine production facility, including a 4,164 sq. ft. covered tank pad and a 4,164 sq. ft. covered crush pad for a total of 19,328 sq. ft.; construct a new 816± sq. ft. storage building; and construct a new 1,360± sq. ft. administrative office building with conference rooms; (2) Relocate an existing driveway and construct a new 20' wide driveway to the new office building; (3) Relocate an existing greenhouse for the construction of a new 7-space employee parking lot and expand an existing farm stand visitor parking area from 4 to 12 spaces, for a total of 19 parking spaces on-site; (4) Use an existing, 2,400± sq. ft., open-air pavilion for tastings and marketing; (5) Remodel an existing restroom for use by visitors and employees; (6) Allow hosted daily tours and tastings for wine trade personnel and consumers by appointment only for a maximum 50 persons per day and a maximum 350 visitors/week in the open air pavilion; (7) Allow on-premise consumption of the wines produced on-site pursuant to the Evans Bill (AB2004) in the Pavilion or on the south porch of the winery; (8) Employ up to 9 people for the winery, 6 full-time, 3 part-time; (9) Install a new on-site winery process and domestic wastewater treatment system; (10) Install a transient non-community water system; (11) Remove an existing barn; (12) Establish hours of operation from 7:00 AM to 6:00 PM (production hours) and 10:00 AM to 4:00 PM (visitation hours), 7-days a week; (13) New landscaping and signage; (14) Establish a Marketing Program: 24 private promotional tastings and meals per year for a maximum of 35 people per event; Two (2) harvest party events per year for a maximum of 100 guests at each event, between the hours of 10:00AM and 11:00PM: Six (6) marketing events such as barrel tastings, auctions and other social events, including meals and music, 6 times per year for up to 60 people in the Pavilion or on the south porch of the winery. The application also includes a variance request pursuant to County Code Section 18.104.230, to allow construction of the proposed wine production building 380± feet from State Highway 29, the administrative office building 160± feet from State Highway 29; and the winery equipment storage building 260± feet from State Highway 29 in lieu of the required minimum 600-ft winery setback. The project is located on a 30± acre parcel on the east side of State Highway 29, approximately ¼-mile north of the State Highway 29 / State Route 128 intersection, within the AP (Agricultural Preserve) zoning district; 1790 St. Helena Highway South, Rutherford, CA 94573; APN: 030-100-016.

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

Staff Contact: Wyntress Balcher (707) 299-1351; wyntress.balcher@countyofnapa.org

Applicant Contact: Jon Webb, Albion Surveys, Inc., (707) 963-1217; jwebb@albionsurveys.com

10. ADMINISTRATIVE ITEMS

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **JUNE 18, 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

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 5-29-14 BY 5:00. 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