



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY PLANNING COMMISSION

Wednesday, July 16, 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:
July 2, 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****A. KELLY FLEMING WINERY- USE PERMIT MAJOR MODIFICATION NO. P13-00350**

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit Major Modification to Use Permit P05-0441 for: 1) Increase production from 12,000 gallons per year up to 20,000 gallons per year; 2) Increase daily visitation from eight visitors to 24 visitors maximum and 144 visitors per week maximum; 3) Addition of 48 win/food events with a maximum of 24 guests; 4) Addition of four Marketing events with a maximum of 75 guests; 5) Increase in number of employees from three full-time and two part-time to ten or fewer; and 6) Expansion of the on-site septic system. No physical improvements to the winery are proposed. The project is located on an 83.14 acre site at 2343 Pickett Road, Calistoga, approximately 0.83 mile east of Silverado Trail, designated Assessor's Parcel Number: 018-050-067.

Staff Recommendation: Continue the item to a date uncertain without additional testimony.

Staff Contact: Shaveta Sharma, (707) 299-1358 or shaveta.sharma@countyofnapa.org

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

TO BE DROPPED FROM THE AGENDA FOR FUTURE RENOTICING

9. PUBLIC HEARING ITEMS**A. LMR RUTHERFORD ESTATE WINERY/LMR RUTHERFORD PARTNERS, LLC - USE PERMIT APPLICATION, #P13-00167-UP & 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 proposed 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; (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 per 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 open-air Pavilion of 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 6:00PM (production hours) and 10:00AM to 4:00PM (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 11:00 PM; Six (6) marketing events such as barrel tastings, auctions and other social events, including meals and music for a maximum 60 people in the open-air 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 within the State Highway 29 600-ft winery setback area. The project is located on a 30 acre parcel on the east side of State Highway 29, approximately 1/4 mile north of the State Highway 29/State highway 128 intersection, within the AP (Agricultural Preserve) zoning district; 1790 St. Helena Highway South, Rutherford, CA 94573; APN: 030-100-016.

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

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

CONTINUED FROM JUNE 4, 2014 AND THE JULY 2, 2014 PLANNING COMMISSION MEETINGS**B. HALL WINERY DISTILLERY BUILDING DEMOLITION / HALL ST. HELENA WINERY, LLC & HALL HIGHWAY 29 WINERY, LLC - USE PERMIT MODIFICATION (P13-00233)****CEQA Status:**

Napa County has completed a Draft Environmental Impact Report (DEIR) analyzing the potential environmental impacts of demolition of the former Distillery Building on the Hall Winery site. The DEIR was released for public review and agency review and comment beginning June 19,

2014. The public comment period is scheduled to end at the close of business (4:45 p.m.) on August 4, 2014. Interested agencies, organizations, and members of the public are encouraged to submit written comments to planning staff prior to that date. Oral or written comments may also be submitted to the Planning Commission during this agenda hearing.

Request:

This is a public hearing to receive comments regarding the DEIR that has been prepared to analyze potential direct, indirect, and cumulative impacts as a result of the proposed project. The project includes a request to modify Use Permit Modification No. P05-0140 to allow demolition of the existing 1,752 square foot Distillery Building constructed in 1936, located in the approximate center of the Hall Winery complex. The Applicant also proposes to landscape the area of the building footprint and include a historic marker and bench incorporating materials from the Distillery Building as an 8-10-foot long, 3-4 foot high wall behind the bench. The project site consists of approximately 33.2 acres of land currently occupied by the Hall Winery complex located on the west side of State Route 29 between Lewelling Lane and Inglewood Avenue within the unincorporated portion of Napa County. 401 St. Helena Highway South, St. Helena 94574. APN's 027-120-061 & 062 (SFAP).

Staff Recommendation: Receive public comments on the DEIR. No action is requested.

Staff Contact: Sean Trippi, 707-299-1338 or sean.trippi@countyofnapa.org

Applicant Contact: Mike Reynolds, 707-967-2621 mreynolds@hallwines.com

C. RAYMOND VINEYARDS AND CELLAR / RAYMOND VINEYARDS WINERY USE PERMIT MAJOR MODIFICATION APPLICATION NO. P11-00156

CEQA Status: Mitigated Negative Declaration Prepared. According to the proposed Mitigated Negative Declaration, the project would have potentially significant effects on Hydrology/Water Quality and Transportation/Traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

Request: Approval of Use Permit Major Modification #P11-00156 requesting the following changes to the existing Raymond Vineyard Winery Use Permit, File No. U-89-46: 1) Increase daily tours and tastings from 400 to 500 visitors (400 public and 100 by-appointment-only visitors); 2) Adoption of a revised marketing plan to allow 50 total events, not to exceed 8 events per month: (a) 2 events per year for up to 500-people; (b) 4 events per year for up to 250-people; (c) 6 events per year for up to 150-people; (d) 12 events per year for up to 100-people; (e) 26 events per year for up to 50-people; and (e) One weekend per month in May through October to not include an event exceeding 100 persons; 3) No change in annual wine production of 750,000 gallons per year (averaged over 3 years not to exceed 900,000 gals in any one year); 4) Expansion of the domestic wastewater treatment system; 5) Construction of 50 additional parking spaces for a total of 130 parking spaces; 6) Inclusion of food pairing as part of wine tastings and tours; 7) Construction and use of an outdoor demonstration kitchen as part of the tours and tastings experience; 8) Construction of a left-hand turn lane on Zinfandel Lane; 9) Recognition and remodeling of an existing 855 sq. ft. pool house used for private tastings; 10) Construction of a vineyard viewing platform; 11) Increase daily tours and tastings hours of operation from 10 am to 4 pm to 10 am to 6:30 pm; 12) Increase wine production hours of operation from 6 am to 6 pm to 6 am to 11 pm; 13) Increase the number of employees by 66 from 24 to 90; 14) Interior modifications, including the conversion of 10,670 sq. ft. of production space to accessory space, including relocating an entitled commercial kitchen from building "C" to building "A"; 15) Modify the existing conditions of approval to allow for outdoor events; 16) Conversion of the existing residential swimming pool to landscaping; 17) Recognition of an existing dog run and structures for use by visitor's pets; 18) Allowance of outdoor consumption of wine produced and

purchased on-site within the outdoor visitation area between Building A and the existing residence, consistent with AB 2004 (Evans), and 19) Display of public art within one-acre of landscape. The project is located on a 60.72 acre lot located on the south side of Zinfandel Lane approximately 0.3 miles east of its intersection SR 29, within Agricultural Preserve (AP) zoning district. (Assessor's Parcel Number 030-270-013 &-031). 849 Zinfandel Lane, St. Helena, California, 94574

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the revised Use Permit Major Modification as conditioned.

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

10. ADMINISTRATIVE ITEMS

A. TIME & MATERIALS POLICY FOR THE PLANNING, BUILDING, ENVIRONMENTAL SERVICES (PBES) DEPARTMENT

CEQA Status: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable. 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: Receive a staff report and presentation on the draft amendment to the County of Napa Policies and Procedures for the establishment of a Department Time and Materials Policy, specifically for processing planning and environmental services applications that are charged on an "hourly basis". Accept public comments, discuss, and forward a recommendation to the Board of Supervisors on requested actions.

Staff Contact: David Morrison, Director (707) 253-4805; david.morrison@countyofnapa.org

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE AUGUST 6, 2014 REGULAR AIRPORT LAND USE COMMISSION AND PLANNING COMMISSION MEETINGS

- 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 JULY 11, 2014 BY 4:00. 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