



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY PLANNING COMMISSION

Wednesday, July 18, 2012
9:00 AM

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>CHAIR</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>VICE-CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</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. Appeal must be filed within ten (10) working days from the date of the Commission's action. 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 meetings held on:
February 1, 2012 (All Commissioners present)
June 6, 2012 (All Commissioners present)
June 20, 2012 (Commissioner Fiddaman excused)

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. 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 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 a Use Permit Modification #P11-00156 requesting approval of the following: 1) Increase visitation from 400 to 500 total visitors (400 public and 100 by-appointment only); 2) Increase production from 750,000 gallons per year to 1.5 million gallons per year; 3) Adoption of a marketing plan to allow 50 total events, not to exceed eight 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; and (e) 26 events per year for up to 50-people; 4) Improve the existing wastewater treatment ponds and enlarge the spray fields; 5) Expand the domestic wastewater treatment; 6) Construction of 50 additional parking spaces for a total of 130 parking spaces; 7) Inclusion of food and wine pairing as part of tours and tasting; 8) Construction of a left-hand turn lane on Zinfandel Lane; 9) Construction of 210 sq. ft. outdoor restrooms;10) Remodel the existing 855 sq. ft. pool house to be converted to private tasting;11) Remodel the existing 4,070 sq. ft.

residence to be converted to partially 2,764 sq. ft. of private tasting and a 1,338 sq. ft. residence; 12) Construction of a vineyard viewing platform; 13) Increase the tours and tastings hours of operation from 10 am to 4 pm to 10 am to 6:30 pm; 14) Increase the production hours of operation from 6 am to 6 pm to 6 am to 10 pm 30 weekdays in a calendar year; 15) Increase the number of employees by 66 from 24 to 90; 16) Construction of 17,400sq. ft. of production space and interior modifications, including the conversion of 10,670 sq. ft. of production space to accessory space, including a commercial kitchen; 17) Modify the existing conditions of approval to allow for outdoor events; 18) Conversion of the existing swimming pool to landscape, 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 the Agricultural Preserve (AP) zoning district. (Assessor's Parcel No's 030-270-013 & 031). 849 Zinfandel Lane, St. Helena, California, 94574.

Staff Recommendation: Drop the item from the agenda for renoticing at a future date to address concerns raised on June 20, 2012.

Contact: Kirsty Shelton, (707) 299-1377, Kirsty.Shelton@countyofnapa.org

(THIS ITEM WILL BE DROPPED FROM THIS AGENDA AND RE-NOTICED FOR A FUTURE DATE.)

B. WESTCORE-AG NAPA, L.P. - TENTATIVE PARCEL MAP # P12-00138-PM

CEQA Status: Categorically Exempt pursuant to Section 15301, Class 1(K), Existing Facilities for subdivision of existing industrial buildings where no physical changes occur, and Section 15315, Class 15, Minor Land Divisions, for division of property in urbanized areas zoned for industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning. 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 Tentative Parcel Map to subdivide an approximately 6.85 acre lot into two parcels of approximately 1.84 and 5.01 acres on a site that is currently developed with two industrial/office buildings and supporting site improvements. The project is located on the west side of Airpark Road, approximately 500 feet south of Airport Boulevard, in the IP:AC (Industrial Park : Airport Compatibility Combination) Zoning Districts. (Assessor's Parcel Number: 057-240-013) 615-621 Airpark Road, Napa.

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve the Tentative Parcel Map with the recommended conditions of approval.

Staff Contact: Ronald Gee, 707-299-1351, or ronald.gee@countyofnapa.org

9. PUBLIC HEARING ITEMS

A. DELICATO BOTTLING FACILITY / E & P PROPERTIES - USE PERMIT MODIFICATION (P12-00144-MOD)

CEQA Status: Addendum to the Mitigated Negative Declaration, adopted on February 16, 2012, for the Metropolitan Van & Storage facility (CEQA Guidelines Section 15164.) The previously adopted Mitigated Negative Declaration adequately describes the activity for purposes of CEQA. No new effects would occur and no new mitigation measures would be required as discussed more fully in the Addendum which was prepared for this project. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to modify the Metropolitan Van & Storage Use Permit (P10-00348-UP) to allow Delicato Family Vineyards to establish a bottling facility with ancillary office space consisting of approximately 33,526 sq. ft. of floor area, including 2,503 sq. ft. of office, within an existing 107,424 sq. ft. building. Access is provided from driveways on Airpark Road and Alexis Court. The site includes parking for 51 vehicles with the installation of an additional 55 spaces deferred until needed. The existing building is connected to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The proposed project is located on a 6.2 acre site on the northeast corner of Airport Boulevard and Airpark Road within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-220-032. 1560 Airport Boulevard, Napa.

Staff Recommendation: Consider the previously adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and the associated addendum, and approve the use permit modification with the proposed conditions of approval.

Staff Contact: Sean Trippi 299-1353, or sean.trippi@countyofnapa.org

10. ADMINISTRATIVE ITEMS

A. 2011 WINERY PRODUCTION AUDIT

Presentation, discussion and possible action regarding the outcome of a confidential review of wine production capacity and visitation at wineries selected randomly by the Planning Commission in 2011, followed by selection of 2012 audit participants.

Staff Recommendation: Review and comment on the results of the 2011 winery production monitoring program and select 2012 participants.

Staff Contact: Linda St. Claire, 299-1348; Linda.StClaire@countyofnapa.org

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **AUGUST 1, 2012** 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 opening - Kendall Jackson (formerly Pecota) Winery
- #P09-00185-UP, 1 year after opening - Ca' Nani Winery
- #P10-00123-MOD, 1 year after opening - MJA Vineyards
- #P10-00206-UP, 1 year after opening for visitation - Caravan Serai Winery
- #P10-00177-MOD, 1 year after opening - Kelham Winery
- #P11-00464-MOD, 1 year after final 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 10, 2012 AT 4:30 P.M. 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