

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday August 16, 2017
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

COMMISSIONER

Joelle Gallagher
District # 1

COMMISSIONER

Michael Basayne
District # 2

VICE CHAIR

Anne Cottrell
District # 3

COMMISSIONER

Terry Scott
District # 4

CHAIR

Jeri Gill
District # 5

COMMISSION COUNSEL

Laura Anderson

SECRETARY-DIRECTOR

David Morrison

COMMISSION CLERK

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 meeting held on:
-AUGUST 2, 2017 (Commissioner Cottrell was excused.)

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS****A. NILS VENGE / SADDLEBACK CELLARS /U SE PERMIT MAJOR MODIFICATION #P16-00266-MOD AND VARIANCE #P16-00267-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 located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a modification of Use Permit #U-428384 to:1) increase annual production from 8,000 gallons to 24,000 gallons; 2) construct a 100 sq. ft. ADA accessible bathroom addition for a total 5,074 sq. ft. winery; 3) remodel the interior within the existing footprint; 4) construct a cover over an existing crush pad; 5) increase visitation from 2/day to a maximum of 15/day, and a maximum of 100/week; 6) establish a Marketing Plan of 4 catered events per year for a maximum 200 guests and 1 catered charity event for a maximum of 50 guests; 7) employ a total of 5 full time and 2 part time persons; 8) construct 6 additional parking spaces for a total of 8 and 1 loading area; 9) improve the existing waste disposal system; 10) use the existing trailer located adjacent to the southeast side of the winery for office use; 11) install winery signage; and, 12) allow on-premises consumption of wine produced on-site and purchased from the winery within the tasting room and in the tree covered area located on the southeastern side of the winery building. The project also includes a Variance request to allow the construction of the ADA accessible restroom addition and a covered trash enclosure ±75 feet from Money Road, within the 300 foot winery setback. The project is located on a 16.96-acre parcel on the east side of Money Road, approximately 1700 feet northwest of its intersection with Oakville Road, within the Agricultural Preserve (AP) zoning district; 7802 Money Road, Oakville; APN: 031-040-002.

Staff Recommendation: Adopt the mitigated negative declaration and approve the requested variance and use permit as conditioned.

Staff Contact: Wyntriss Balcher, (707) 299-1351 or wyntriss.balcher@countyofnapa.org

Applicant Contact: Jeffrey Redding, Land Use Planning Services, 2423 Renfrew St. Napa, 94558; (707)255-7373; jreddingaicp@comcast.net

B. LEE TITUS & SONS LTD / TITUS VINEYARDS WINERY / USE PERMIT #P17-00128-UP

CEQA Status: Consideration and possible adoption of an Addendum to the previously adopted 2014 Negative Declaration prepared for the Titus Vineyards Winery. Pursuant to CEQA Guidelines Section 15164, an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or if none of the conditions contained in Section 15162 calling for preparation of a subsequent negative declaration have occurred. This project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Major Modification (P17-00128) to an existing 24,000 gallon winery (Use Permit P13-00367-UP and Variance P13-00366-VAR) to allow the following: 1) an increase in annual production from 24,000 to 48,000 gallons; and 2) an increase in daily visitors from 40 to 60 visitors (based upon an average of 50 of per day). No changes are proposed to marketing or employees, nor are any physical changes to the winery proposed. The proposed project is located on an 31.77 acre parcel on the west side of Silverado Trail approximately 1/4 miles northwest of the Silverado Trail/Deer Park Road intersection, within the AP (Agricultural Preserve) zoning district; 2971 Silverado Trail, St. Helena; APN: 021-353-013.

Staff Recommendation: Adopt the Addendum to the adopted Negative Declaration prepared for the winery, and approve the Major Modification as conditioned.

Staff Contact: Charlene Gallina; (707) 299-1355; charlene.gallina@countyofnapa.org

Applicant Contact: Jeffrey Redding; (707) 255-7375; jreddingaicp@comcast.net

9. ADMINISTRATIVE ITEMS

10. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **SEPTEMBER 6, 2017 REGULAR MEETING AND ALUC SPECIAL 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 AUGUST 10, 2017 BY 5:45PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Brian Clerici (By e-signature)
Brian Clerici, Acting Clerk of the Commission