

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

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

**Wednesday, August 17, 2016**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

### COMMISSION MEMBERS

---

|   |   |  |  |  |
|---|---|--|--|--|
| <i>COMMISSIONER</i><br><i>Heather Phillips</i><br><i>District # 1</i> | <i>CHAIR</i><br><i>Michael Basayne</i><br><i>District # 2</i> | <i>COMMISSIONER</i><br><i>Anne Cottrell</i><br><i>District # 3</i> | <i>COMMISSIONER</i><br><i>Terry Scott</i><br><i>District # 4</i> | <i>VICE-CHAIR</i><br><i>Jeri Gill</i><br><i>District # 5</i> |
| <i>COMMISSION COUNSEL</i><br><i>Laura Anderson</i>                    |   | <i>SECRETARY-DIRECTOR</i><br><i>David Morrison</i>                 |  | <i>COMMISSION CLERK</i><br><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, 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](http://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 20, 2016 (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****9. PUBLIC HEARING ITEMS****A. FROG'S LEAP WINERY / FROG'S LEAP WINERY, LLC. - USE PERMIT MAJOR MODIFICATION NO. P14-00054-MOD**

**CEQA Status:** Consideration and possible adoption of a Revised Negative Declaration. According to the proposed Revised 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 to modify previous project approvals (Use Permit #U-93397, Use Permit #U-98501-MOD, Use Permit #P04-0427-MOD, and Use Permit #P10-00157-MOD) for the existing 240,000 gallons per year Winery to allow the following: 1) Construction of a 2,902 square foot building to replace an existing 2,290 square foot modular office building and including a commercial kitchen for processing of fruit from orchard trees located on the subject property and for food preparation for marketing and visitation; visitation and marketing space including a wine library; and a 845 square foot covered but unenclosed porch attached to the 2,902 square foot building; 2) Construction of a 145 square foot restroom building; 3) increase the daily tours and tastings from the approved 50 persons per day and 350 persons maximum per week, to 125 persons maximum per day Monday through Friday and 300 persons maximum per day on Saturday and Sunday, and a weekly maximum of 1,100 persons per week. Visitation hours will be modified from the existing hours of 8:00 AM to 4:30 PM to 10:00 AM to 6:00 PM; 4) modify the existing approved Marketing Plan

that allows for a total of 3 monthly events for up to 25 persons to add 1 event per week for up to 20 persons, 1 event per month for up to 150 persons, 1 event quarterly for up to 500 persons; 5) upgrade the existing water system and wastewater treatment and disposal systems; 6) installation of four new water tanks totaling 35,000 gallons for fire suppression for improved domestic water supply system; 7) increase full time employees from 4 previously permitted to the existing 30 full-time employees and 5 part-time employees; and 8) the addition of 30 parking spaces for a total of 68 spaces. The project also includes a request for an Exception to the Napa County Road and Streets Standards incorporate shoulder widening along Conn Creek Road in lieu of installing a left turn lane, and use of the driveway along Rutherford Road for employee and delivery access. Pursuant to the Napa County Road and Street Standards, the approval authority for this exception is the Public Works Director because the exception is located within a public right-of-way. Action on the Road Exception will be taken by the Public Works Director after the Planning Commission decision on the Use Permit Modification. The project is located at 8815 Conn Creek Road on a 38.92 acre parcel on the west side of Conn Creek Road between Silverado Trail and Rutherford Road, Rutherford, CA, within an AP (Agriculture Preserve) zoning district (Assessor's Parcel Number 030-090-033-000).

**Staff Recommendation:** Adopt the Revised Negative Declaration and approve the Use Permit Major Modification, as conditioned.

**Staff Contact:** John McDowell, (707) 299-1354 or [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)

**Applicant Contact:** Jeff Redding, (707) 255-7375

**CONTINUED FROM THE DECEMBER 2, 2015, JANUARY 6, 2016, APRIL 20, 2016, AND JUNE 15, 2016 MEETINGS**

**B. MOUNTAIN PEAK WINERY / MOUNTAIN PEAK VINEYARDS, LLC - USE PERMIT NO. P13-00320-UP AND ROAD AND STREET STANDARDS EXCEPTION REQUEST**

**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 on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Request for approval of a Use Permit to allow: 1) Construction of a new 100,000 gallon per year winery including an approximately 33,424 square foot cave, approximately 8,046 square foot tasting and office building, and approximately 6,412 square foot covered outdoor crush pad and work area; 2) demolition of the existing single family residence; 3) installation of twenty-six parking spaces; 4) construction of two (2) new driveways and private access roads with ingress/egress from Soda Canyon Road; 5) installation of a High Treatment wastewater treatment system and community non-transient potable water supply sourced from on-site private wells including two (2) 100,000 gallons water tanks for vineyard irrigation and one (1) 20,000 gallon water tank for domestic supply; 6) disposal of all cave spoils on-site within existing vineyards; 7) nineteen full time employees, four (4) part-time employees and four (4) seasonal harvest employees; 8) wine tours and tastings by prior appointment only for a maximum of eighty visitors per day and a maximum of 320 visitors per week; 9) a marketing plan including three (3) events per month for up to twelve visitors, three (3) events per month for up to twenty-four visitors, four (4) events per year for up to seventy-five visitors, and two (2) events per year for up to 125 visitors; and 10) on premises consumption of wines produced on site in the tasting room and outdoor terrace in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004-Evans Bill). The project also includes a request for an exception to the Napa County Road and Street Standards (RSS) to increase the maximum slope on a portion of the commercial access road to the covered crush pad

and cave portals from 16% to 19.6%. The project is located on a 41.76-acre parcel on the northwest side of Soda Canyon Road, approximately 6.1 miles north of its intersection with Silverado Road, 3265 Soda Canyon Road, Napa, CA, 94558; APN: 032-500-033.

**Staff Recommendation:** Continue the item to the regular meeting of October 19, 2016.

**Staff Contact:** John McDowell, (707) 299-1354 or [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)

**Applicant / Property Owner Contact:** Steven Rea, 1114 Petra Drive, Napa, CA 94558, (310) 913-0742

**CONTINUED FROM JULY 20, 2016 REGULAR MEETING**

**TO BE CONTINUED TO OCTOBER 19, 2016 REGULAR MEETING**

**C. NAPA VAULT STORAGE FACILITY - BARNSTABLE LTD, LLC/STORAGE TECH, LLC - USE PERMIT P14-00296-UP & TENTATIVE MAP P15-00298-TM**

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological Resources and Hydrology & Water Quality unless mitigation measures are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** A request for approval of a use permit to allow the construction of 130 personal storage units and common area contained in 11 buildings, where 128 units are to be sold as individual storage condominiums. The request also includes approval a modification of Tentative Map #P09-00100-PM to create 128 condominium storage units, one owner's common area, and one storage unit. The building area in total will be 152,348 sq.ft, concrete tilt-up construction, 26-35.3 feet in height, with an earth-toned pallet and stone accents. Frontage improvements include landscaping featuring trees, native plants, boulders and a 10' wide multi-use trail. In addition, seven restrooms are proposed, 13 parking stalls, an on-site waste disposal system, a new well and water system, and one storage tank. The 63-foot wide aisles will allow parking in front of each storage unit. Total site coverage would be 309,465 sq.ft. The site will be operated and maintained by an owners association (OA) of 128 owners. No employees are proposed. There will be covenants, conditions, and restrictions recorded on the property and enforced by the OA. The project proposes to utilize the same setback from Suscol Creek as the originally approved project and requests consideration of the same approved development exception to allow the 75-foot setback from Suscol Creek instead of the required 150-feet, with environmental enhancement of the site area within 75-feet of the creek. The project is located on a 10.32-acre parcel on the south side of Soscol Ferry Road, approximately 1400 feet west of its intersection with Napa-Vallejo Highway (State Route 12/29) within the Napa Valley Business Park Specific Plan (NVBPSP), and a GI:AC (General Industrial: Airport Compatibility) zoning district. APN: 057-170-018;1055 Soscol Ferry Rd., Napa, CA 94558.

**Staff Recommendation:** Continue the item to the regular meeting of September 21, 2016.

**Staff Contact:** Wyntriss Balcher (707) 299-1351 or [wyntriss.balcher@countyofnapa.org](mailto:wyntriss.balcher@countyofnapa.org)

**Applicant Contact:** Erik Bedford (707) 226-1458, [erik@cityvault.com](mailto:erik@cityvault.com) and Beth Painter (707) 337-3385 or [beth@bpnapa.com](mailto:beth@bpnapa.com)

**CONTINUED FROM THE JULY 20, 2016 PLANNING COMMISSION MEETING.**

**STAFF REQUESTS THIS ITEM BE CONTINUED TO THE SEPTEMBER 21, 2016 REGULAR MEETING.****D. OAKVILLE FARMS HORSE BOARDING FACILITY / CAROLYNN STEIL - USE PERMIT #P14-00042**

**CEQA Status:** Consideration and possible adoption of a Categorical Exemption Class 1. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Section 15301 Class 1 (Existing Facilities), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §1530; and, also, Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B]. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of a Use Permit to recognize an existing horse boarding and training stables to include: a) the boarding of a maximum of 30 horses; b) the use of an existing, ±4,752 sq. ft., 14-stall horse barn; c) the use of two (2) existing sand arenas (24,200 sq. ft. and 10,500 sq. ft. in area) for riding/training; d) the use of 12 existing fenced pasture/paddock areas; e) the use of one (1) regularly maintained "port-a-potty" for sanitation purposes; f) the use of seven (7) parking spaces; and g) to allow two (2) contract horse trainers to use the facilities to train the resident boarded horses. The project is located on a ±40.96 acre site, between Oakville Cross Road and Skellenger Lane approximately .46 miles north of Oakville Cross Road. The General Plan land use designation is Agriculture, Watershed, and Open Space (AWOS) and it is within the Agricultural Watershed (AW) zoning district; APN: 031-050-047; 7810 Silverado Trail.

**Staff Recommendation:** Find the project Categorical Exempt from CEQA and approve the Use Permit, as conditioned.

**Staff Contact:** Wynress Balcher, Planner II, (707) 299-1351; [wynress.balcher@countyofnapa.org](mailto:wynress.balcher@countyofnapa.org)

**Applicant Contact:** Carolyn Steil; (415) 810-5211; [oakvillefarms@gmail.com](mailto:oakvillefarms@gmail.com)

**10. ADMINISTRATIVE ITEMS****11. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE **SEPTEMBER 7, 2016 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

**12. COMMISSIONER COMMENTS / COMMITTEE REPORTS****13. 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

#### 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 AUGUST 11, 2016 BY 3:00P.M. 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