

MINUTES OF THE  
NAPA COUNTY PLANNING COMMISSION  
February 15, 2017

Summary of the Proceedings

1. CALL TO ORDER / ROLL CALL

Commissioners Joelle Gallagher, Terry Scott, Anne Cottrell, Mike Basayne, and Jeri Gill present.

2. PLEDGE OF ALLEGIANCE

Commissioner Joelle Gallagher led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

Gary Margadant commented on the mudslide that closed Redwood Rd. and its possible causes.

4. APPROVAL OF MINUTES

None

5. DIRECTOR'S REPORT

No report given.

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW

Charlene Gallina gave the review.

7. DISCLOSURES

Commissioners commented.

8. PUBLIC HEARING ITEMS

**PD PROPERTIES, LLC/FLYNNVILLE WINE COMPANY/USE PERMIT NO. P12-00222-UP & VARIANCE NO. P12-00223-VAR**

- CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the areas of biological resources, noise and transportation/traffic. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
- A.

**Request:** Approval of a Use Permit to construct a new winery with a production capacity of 60,000 gallons per year with the following characteristics: (a) construct two buildings, totaling 24,210 square feet in area; (b) demolish five existing buildings totaling 21,450 square feet;

(c) tours and tastings by appointment only for a maximum of 25 persons per day; (d) establish a marketing program to permit six (6) events per year with a maximum of 25 guests, six (6) events per year with a maximum of 50 guests, and three (3) events per year with a maximum of 100 guests; (e) 15 employees; (f) hours of operation from 8:00 AM to 8:00 PM (production hours, except during harvest) and 10:00 AM to 6:30 PM (visitation hours), 7-days a week; (g) parcel merger of APNs: 020-320-003; 020-320-006; 020-320-009; 020-320-015; 020-320-016; and 020-170-012 to establish a minimum parcel size of 10 acres; (h) variance (P12-00223) to allow construction of the winery buildings at 150-feet from State Highway 29 (within the 600-foot setback), at 78-feet from Maple Lane (within the 300-foot setback), and at 84 feet from Ida Lane (within the 300-foot setback); and (i) related winery facilities and infrastructure. The project is located on a proposed 10.09 acre parcel within the Agricultural Watershed (AW) and Agricultural Preserve (AP) zoning districts and accessed via a private driveway located off Maple Lane; 1184 Maple Lane, Calistoga, CA 94515; APNs: 020-320-003; 020-320-006; 020-320-009; 020-320-015; 020-320-016; and 020-170-012.

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and approve the Variance and Use Permit, as conditioned.

**Staff Contact:** Jason R. Hade, AICP, Planner III, (707) 259-8757 or

jason.hade@countyofnapa.org

**Applicant Contact:** Tom Faherty, 1560 Railroad Avenue, St. Helena, CA, (707) 963-1466

Commissioners voted to continue the item to the April 5, 2017 regular meeting.

TS-MB-AC-JMG-JG

#### **SOUTH WHITEHALL LANE DEVELOPMENT, LLC / WHL WINERY / USE PERMIT (P15-00215-UP) & 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 included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a Use Permit to allow the construction of a new 10,000 gallon winery with the following characteristics: (a) a new 6,812 sq. ft. winery building with an 1,230 sq. ft. unenclosed covered crush pad area, bottling to be handled by a mobile bottling service on an as needed basis within the unenclosed crush pad area; (b) a 384 sq. ft. pump house and trash enclosure; (c) on-site parking for two (2) vehicles; (d) a new driveway adjoining the west property line; (e) fewer than 10 full and part time employees; (f) hours of operation from 6:00 AM to 6:00 PM, seven days per week; (g) four (4) water storage tanks with a capacity of 10,000 gallons each for fire protection, domestic and irrigation; and (h) Installation of a wastewater treatment system. No tours and tastings or marketing events are proposed. The request also includes an exception to the County's Road and Street Standards (RSS) to allow widths of less than 22-feet for two existing portions of the South Whitehall Lane shared access drive. The project is located on a 19.97-acre parcel within the Agricultural Preserve (AP) zoning district on the southeast side of South Whitehall Lane (a shared private access drive), approximately 630-feet west of the bend in the road or approximately 0.6 miles south of Whitehall Lane. 1561 South Whitehall Lane, St. Helena, CA 94574. APN: 027-460-013.

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

**Staff Contact:** Sean Trippi, Project Planner, (707) 299-1353 or

sean.trippi@countyofnapa.org

**Applicant Contact:** Donna B. Oldford, Plans4Wine, 2620 Pinot Way, St. Helena, CA 94574, (707) 963-5832

Commissioners voted to continue the item to the March 15, 2017 regular meeting.

(707) 963-5832

Commissioners voted to continue the item to the March 15, 2017 regular meeting.  
MB-TS-AC-JMG-JG

**ARCHANGEL INVESTMENTS, LLC / BALDACCI FAMILY VINEYARDS / USE PERMIT (P15-00422) & VIEWSHED (P16-00295)**

**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 to allow an increase of the production capacity of the existing winery from 20,000 gallons to 40,000 gallons per year with the following characteristics: (a) construction of a new 2,619 sq. ft. production building with an enclosed crush pad area, bottling to be handled by a mobile bottling service on an as needed basis within the enclosed crush pad area; (b) conversion of the existing 1,345 sq. ft. winery building to an administrative building and the construction of a 3,510 sq. ft. addition for hospitality use; (c) construction of an 11,031 sq. ft. addition to the existing 7,613 sq. ft. cave area; (d) on-premises consumption of wines produced on site in the tasting room and outdoor hospitality area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (e) increase previously approved on-site parking from 6 to 16 spaces; (f) relocation of two (2) existing water storage tanks; (g) relocation of the entrance to the winery through an adjoining property at 6171 Silverado Trail (APN 031-220-015) with a new driveway connection to the winery; (h) tours and tastings by appointment only for 100 persons per day; (i) establishing a marketing program with catered food to host two events per month for up to 30 persons, four events per year for up to 100 persons, and six events per year for up to 50 persons; (j) up to 10 full and part time employees (currently approved for one part-time employee); (k) hours of operation, seven days a week: production 7:00 AM to 3:30 PM (non-harvest), 7:00 AM to 6:00 PM (harvest) and visitation 10:00 AM to 4:00 PM (existing winery has approved hours 8 A.M to 5 P.M., 5 days per week); and (l) wastewater treatment systems. The request also includes a viewshed application to address construction of the production building on slopes of 15% or greater. The winery is located on a 28.7 acre parcel on the west side of Silverado Trail, approximately ½-mile south of the Silverado Trail/Yountville Cross Road intersection. A new driveway is proposed on an adjoining 2.0 acre parcel under the same ownership. 6236 Silverado Trail (winery) & 6171 Silverado Trail (driveway), Napa, CA 94558. APN's: 031-230-006 (winery) & 031-220-015 (driveway).

**Staff Recommendation:** Adopt the Negative Declaration and approve the Viewshed and Use Permit applications as conditioned.

**Staff Contact:** Sean Trippi, Project Planner, (707) 299-1353 or

**Applicant Contact:** Douglas Thornley, Gould Evans, 95 Brady Street, San Francisco, CA 94103, (415) 503-1411

Commissioners voted to adopt the Negative Declaration and approve the Viewshed Permit P16-00295 and Use Permit P15-00422 as conditioned.  
MB-TS-AC-JMG-JG

9. ADMINISTRATIVE ITEMS

**COMMITTEE APPOINTMENTS FOR THE CALENDAR YEAR 2017**

A. **Request:** Annual appointments and reappointments of Commission members to Ad Hoc and Standing Committees.

**Staff Contact:** Melissa Frost 299-1380 or melissa.gray@countyofnapa.org

Commissioners voted to appoint to the following Ad Hoc and Standing Committees:

- Watershed Information Conservation Council: Commissioner Gill
  - Napa County Airport Advisory Commission: Commissioner Basayne
  - Wildlife Conservation Commission: Commissioner Scott
  - Climate Action Plan: Commissioner Cottrell
  - Napa County Local Food Advisory Council: Commissioner Gallagher
- TS-JMG-MB-AC-JG

#### 10. DEPUTY DIRECTOR'S REPORT

Charlene Gallina gave the report.

#### - DISCUSSION OF ITEMS FOR THE **FEBRUARY 22, 2017 SPECIAL MEETING**

- Bin To Bottle, MAJ MOD
- Fortunati Winery, Use Permit
- Black Sears Winery, Use Permit Modification
- Tentative schedule for future Board of Supervisors and Planning Commission items.

#### - CODE COMPLIANCE REPORT

#### - ZONING ADMINISTRATOR ACTIONS

#### - OTHER PENDING PROJECTS' STATUS

#### 11. COMMISSIONER COMMENTS / COMMITTEE REPORTS

- Commissioners Scott, Cottrell, and Basayne commented on requests for site visits by applicants and interested parties before the staff report was available; input was sought from fellow commissioners and staff. Commissioner Scott also complimented his fellow commissioners on their dedicated attempt to increase their project site visits.

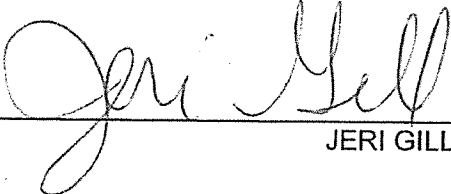
#### 12. FUTURE AGENDA ITEMS

#### 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

14. ADJOURNMENT

Meeting was adjourned to the Special Planning Commission Meeting of February 22, 2017.

  
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JERI GILL, Chairperson

ATTEST: DAVID MORRISON, Secretary-Director

  
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BRIAN CLERICI, Acting Clerk of the Commission

Key

Vote: MB = Mike Basayne; JG = Jeri Gill; AC = Anne Cottrell; TS = Terry Scott;  
JMG = Joelle Gallagher

The maker of the motion and second are reflected respectively in the order of the  
recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused