



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY PLANNING COMMISSION

Wednesday October 17, 2012
9:00 AM

COMMISSION MEMBERS

COMMISSIONER
Heather Phillips
District # 1

CHAIR
Michael Basayne
District # 2

VICE-CHAIR
Terry Scott
District # 4

COMMISSIONER
Bob Fiddaman
District # 3

COMMISSIONER
Matt Pope
District # 5

COMMISSION COUNSEL
Laura Anderson

SECRETARY-DIRECTOR
Hillary Gitelman

COMMISSION CLERK
Melissa Gray

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 (707) 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 Napa County 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

None

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 - None****9. PUBLIC HEARING ITEMS****A. ODETTE WINERY / OVERTURE VINEYARDS LLC - USE PERMT MAJOR MODIFICATION, P12-00141-MOD.**

CEQA Status: Negative Declaration prepared. According to the proposed negative declaration the proposed project would not have 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 to modify previous use permit approvals for the Odette Winery to: (1) construct a new winery production building with approximately 15,985 sq. ft. of floor area plus another 1,695 sq. ft. of equipment pads; (2) construct a new addition to the existing winery administration/hospitality building with approximately 3,590 sq. ft. of floor area including a 2,420 sq. ft. lecture hall, a 650 sq. ft. commercial kitchen, restrooms with 315 sq. ft. of floor area and a 250 sq. ft. breezeway; (3) increase on-site parking from 8 to 28 spaces; (4) extend an existing cave tunnel approximately 40-feet to connect to an existing vineyard road to the north of the existing winery building and construct a new cave portal; (5) convert a 2,620 sq. ft storage area within the existing cave to hospitality uses; (6) demolish existing hospitality uses within the cave and convert to storage uses; (7) establish a Marketing Plan with 4 events per month for a maximum of 50 guests at each event, 3 events per month for a maximum of 100 guests at each event, and 1 event per month for a maximum of 150 guests; food served at the events will either be catered or prepared in the proposed commercial kitchen; (8) increase tours and tastings with food pairing(s) by appointment only to a maximum of 131 visitors per day, with a maximum of 917 visitors per week; (9) increase full time employees from 6 to 11 and decrease part time employees from 10 to 6; and, (10) install a new winery process and domestic wastewater system. The project is located on a 49.26 acre parcel on the east side of the Silverado Trail, approximately 1.5 miles south of the Silverado Trail/Yountville Cross Road intersection within the Agricultural Watershed (AW) zoning district. APN: 032-400-023. 5998 Silverado

Trail, Napa.

Staff Recommendation: Adopt the negative declaration and approve the use permit modification with the proposed conditions of approval.

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

B. RUDD FAMILY PRIVATE CEMETERY / EDGE HILL VINEYARD CO - USE PERMIT #P12-00266-UP

CEQA Status: The project is Categorically Exempt pursuant to Section 15304 of the California Environmental Quality Act (Class 4 - Minor public or private alterations to land) and Appendix B, Class 4 #13) of the Napa County's Local Procedures for Implementing the California Environmental Quality Act. A Class 4 exemption allows minor alterations to the conditions of land under which this small private cemetery with a maximum of 16 burial plots qualifies. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a use permit to establish a small private cemetery to include the following:

(1) 6,534 square feet (0.15-acre) earth interment area for a maximum of 16 burial plots; (2) native, drought resistant landscaping, (3) burial or grave markers; and (4) State of California Cemetery and Funeral Bureau required cemetery identification signs. No trees will be removed.

The cemetery site is located on a small knoll in the southern portion of a 23.4-acre parcel on the south side of Sulphur Springs Avenue, approximately 0.63 miles west of State Highway 29, within the Agricultural Watershed (AW) zoning district. (Assessor's Parcel Number: 027-020-070-000) 2585 Sulphur Springs Avenue, St. Helena, Ca.

Staff Recommendation: Find the project categorically exempt and approve the Use Permit with proposed conditions of approval.

Staff Contact: Linda St. Claire, 299-1348 or linda.stclaire@countyofnapa.org

10. ADMINISTRATIVE ITEMS - None

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **NOVEMBER 7, 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 occupancy - MJA Vineyards
- #P10-00206-UP, 1 year after opening for visitation - Caravan Serai
- #P10-00177-MOD, 1 year after occupancy - Kelham Winery
- #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 OCTOBER 11, 2012 BY 4:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Sarah Minahen (By e-signature)
Sarah Minahen, Assistant Clerk of the Commission