

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, October 07, 2015
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

CHAIR

Heather Phillips
District # 1

VICE-CHAIR

Michael Basayne
District # 2

COMMISSIONER

Anne Cottrell
District # 3

COMMISSIONER

Terry Scott
District # 4

COMMISSIONER

Jeri Gill
District # 5

COMMISSION COUNSEL

Laura Anderson

SECRETARY-DIRECTOR

David Morrison

COMMISSION CLERK

Melissa Frost

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 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:
August 19, 2015 (Commissioner Pope excused)
September 2, 2015 (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****A. STAG'S LEAP WINE CELLARS - USE PERMIT MAJOR MODIFICATION NO. P13-00356-MOD AND VARIANCE NO. P13-00357-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 included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.

Request: Approval to modify the previous project approvals (Use Permit #U487273, Use Permit #867576, Use Permit #U517980, #U438384, #U-4684885, Use Permit #487273-MOD, Use Permit #97046-MOD, Use Permit #00055-MOD, Use Permit #03469-MOD #03468-VAR) for an existing Winery to allow the following: 1) demolition of two existing production buildings totaling 8,514 square feet to be replaced by two new production buildings totaling 10,966 square feet in size; 2) modify the existing Marketing Plan consisting of 50 Tastings with Dinner for up to 60 persons to allow 20 Tastings with Dinner for up to 120 persons and 30 Tasting with Dinner for up to 60 persons; 3) addition of four events annually to support Napa Valley Auction and/or Napa Valley Vintner Trade for up to 250 persons as follows: two Open House Events, one Trade Event, and one Volunteer Event; 4) a new access driveway to the two new production buildings; 5) restriping of existing parking area and addition of 13 parking spaces for a total of 118 spaces; 6) upgrades to existing wastewater systems including reserve area; 7) a new 738 sq. ft. covered fruit sorting and loading and staging areas; 8) new 682 square foot covered deck; and 9) grading resulting in removal of approximately 500 cubic yards of soils to be deposited off site. The proposal also includes a Variance request for

the two new production buildings to encroach 474 feet into the required 600 foot setback from Silverado Trail. There are no changes to production, daily visitation, or the number of employees. The project is located on a 40.22 acre site at 5766 Silverado Trail, Napa, approximately 3.2 miles south of Yountville Cross Road, designated Assessor's Parcel Number: 039-030-040.

Staff Recommendation: Continue the item to the regular Planning Commission Meeting of November 4, 2015.

Staff Contact: Shaveta Sharma; (707) 299-1358; shaveta.sharma@countyofnapa.org

Applicant Contact: Jeffrey Redding, 2423 Renfrew Street, Napa, CA 94558; (707) 255-7375; jreddingaicp@comcast.net

CONTINUED FROM THE MAY 6, 2015, MAY 20, 2015, AND JUNE 3, 2015 REGULAR MEETING;

REQUEST TO BE CONTINUED TO THE REGULAR MEETING OF NOVEMBER 4, 2015.

9. PUBLIC HEARING ITEMS

A. HUDSON VINEYARDS WINERY-LEE HUDSON- USE PERMIT NO. P14-00202-UP

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 Transportation/Traffic 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: Approval of a new winery Use Permit to allow the following: 1) production up to 80,000 gallons per year; 2) construction of approximately 33,042 square feet Type III cave; 3) tours and tastings by appointment only on a daily basis up to a maximum of 120 visitors per day and a weekly maximum of 480 visitors; 4) marketing events up to six per month with a maximum of 24 guests; 5) marketing events up to seven per year with a maximum of 50 guests; 6) marketing events up to three per year with a maximum of 150 guests; 7) a maximum of 24 employees; 8) construction of a new winery hospitality building totaling 6,911 square feet, with a commercial kitchen, 2,327 square foot winery office building with storage and laboratory space, and a 4,810 square foot covered crush pad; 9) request for on premise consumption of wines produced on site within the hospitality building and outdoor patio consistent with Business and Professions Code §§23356, 23390, and 23396.5; 10) construction of a Transient Non-Community Water System (a water system to serve the winery, visitors, and employees); 11) construction of a wastewater treatment system; 12) construction of 29 parking spaces; 13) construction of a twenty foot wide access driveway to the proposed winery buildings; and 14) landscaping improvements including a picnic area near the hospitality building. The project is located on a 166.8 acre parcel, within the AW (Agricultural Watershed) zoning district on the north side of State Highway 12/121, approximately one mile west of its intersection with Old Sonoma Road; 5398 Carneros Highway, Napa CA; APN: 047-070-016.

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

Staff Contact: Shaveta Sharma, (707) 299-1358 or shaveta.sharma@countyofnapa.org

Applicant Contact: George Monteverdi, PO Box 6079, Napa, CA 94581; (707) 761-2516; george@monteverdiconsulting.com

10. ADMINISTRATIVE ITEMS**A. STANDING & AD HOC COMMITTEE REAPPOINTMENT FOR THE REMAINING CALENDAR YEAR 2015**

Request: Reappointment of a Commission member to the Watershed Information and Conservation Council (WICC) and the Climate Action Plan Ad Hoc Committee.

Staff Contact: Charlene Gallina, Supervising Planner, (707) 299-1355 or charlene.gallina@countyofnapa.org

B. PRESENTATION & TENTATIVE ACTION ON FINAL AGRICULTURAL PROTECTION ADVISORY COMMITTEE (APAC) RECOMMENDATIONS

CEQA Status: Feasibility and planning studies for possible future actions are Statutorily Exempt under 14 California Code of Regulations 15262 (State CEQA Guidelines) and CEQA is not applicable. These recommendations, in and of themselves, do not have a potential for resulting in a direct, physical change in the environment or a reasonably foreseeable indirect physical change, and therefore are not considered to be a project under 14 California Code of Regulations 15378 (State CEQA Guidelines). Also, it can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable pursuant to the General Rule contained in the Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3).

Request: The Resolution adopted by the Board of Supervisors that formed the Agricultural Advisory Committee (APAC) directed the Committee to report its final recommendations to the Planning Commission by September 2, 2015. The Board of Supervisors directed the Planning Commission to provide its recommendations by November 10, 2015.

Staff Recommendation: Ask any clarifying questions, take public comment, discuss the Final Report, and take action on APAC recommendations and associated policies.

Staff Contact: David Morrison, Director; (707) 253-4805; david.morrison@countyofnapa.org

CONTINUED DISCUSSION FROM THE SEPTEMBER 16, 2015 REGULAR MEETING AND SEPTEMBER 30, 2015 SPECIAL MEETING

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **OCTOBER 21, 2015 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

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 10-1-15 BY 4:00. 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