

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, November 15, 2017
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Joelle Gallagher</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>VICE CHAIR</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>CHAIR</i> <i>Jeri Hansen</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>David Morrison</i>		<i>ACTING COMMISSION CLERK</i> <i>Lashun Fuller</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

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

The Clerk of the Commission request approval of Minutes for the meeting held on: November 01, 2017 (All Commissioners present)

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS****A. REGUSCI SIMONE RANCH LIMITED PARTNERSHIP / REGUSCI WINERY / USE PERMIT MAJOR MODIFICATION APPLICATION #P16-00307-MOD AND REQUEST FOR EXCEPTION TO ROAD & STREET STANDARDS**

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 request to modify a previously-approved Use Permit (95550-UP) for the existing Regusci Winery, to include all of the following: a) winery expansion and an increase in permitted annual wine production from 25,000 to 50,000 gallons per year; b) deletion of a condition of approval of 95550-UP that allows one custom production operation utilizing 5,000 gallons of the production capacity and no more than 20 percent of the winery's storage area; c) an increase in visitation from 10 to 400 visitors to the winery per week, with no more than 150 guests on any day; d) addition of opportunities for visitors to consume wine purchased on-site (Business and Professions Code Sections 23358, 23390 and 23396.5), in four locations proximate to the winery buildings and a proposed recycled water storage pond; e) addition of a marketing program that includes food and wine pairings (one per day, up to four days per week) for up to 12 guests per day, plus 10 events annually for up to 50 guests, five events annually for up to 150 guests and one event annually for up to 200 guests, with some events to occur outdoors, in the four locations for which on-site wine consumption is requested; f) an increase in employment from one full-time to 16 full-time and part-time staff members; g) recognition of 2,330 square feet of administrative employee areas inside of an existing building, labeled as Building C on the use permit plans, that was not approved under prior use permit; h) recognition of approximately 730 square feet of food preparation space inside of

Building C, which area was not approved under prior use permit; i) approval of a public water system; j) recognition of 17 on-site, employee and visitor vehicle parking spaces where the prior use permit authorized 10; k) replacement of four, 10,000-gallon aboveground tanks with one 15-foot tall steel tank for storage of between 65,000 and 100,000 gallons of water for fire suppression purposes; l) grading and excavation on a portion of an approximately 0.6-acre area northwest of the winery buildings, for purposes of installing a pond for storage of one acre-foot of recycled water for vineyard irrigation; m) installation of various other changes to utilities and facilities on-site, including installation of a fire hydrant, a pond infiltration and pumping system, a Lyve wastewater treatment system with related aboveground equipment and tanks, and directional traffic markings and signage on the existing paved access road to inform drivers of one-way traffic movements. The project includes widening of the winery's private access road from Silverado Trail to 20 feet of asphalt-paved width. The project also includes a request for an exception to Napa County Road and Street Standards (RSS) to remove the requirement for a two-foot wide gravel shoulder where the road abuts an existing walnut tree.

The Regusci Winery operates on 162.6-acre parcel located at 5584 Silverado Trail, Napa (Assessor's Parcel No. 039-030-023), on the east side of Silverado Trail and approximately two miles east of the town of Yountville. The property has General Plan land use designations of Agricultural Resource (AR) and Agriculture, Watershed and Open Space (AWOS), and is zoned AP (Agricultural Preserve) and AW (Agricultural Watershed) Districts.

Options for Planning Commission Action:

Option 1: Adopt the Negative Declaration and approve the Use Permit Modification in its entirety, as requested by the Applicant based on the findings in Attachment A and as conditioned in Attachment B.

Option 2: Adopt the Negative Declaration and approved reduced visitation compared to the applicant's requested Use Permit Modification, pursuant to Commission direction and based on modified findings in Attachment A and modified conditions as contained in Attachment B.

Option 3: Deny the requested Use Permit based on findings provided by the Planning Commission. This action would require that the winery operate at its currently approved levels.

Staff Contact: Dana Ayers, Project Planner, (707) 253-4388 or dana.ayers@countyofnapa.org

Applicant Contact: George Monteverdi, Monteverdi Consulting, (707) 761-2516 or george@monteverdiconsulting.com

CONTINUED FROM OCTOBER 18, 2017, & NOVEMBER 1, 2017 REGULAR MEETINGS


B. WILLIAM MORGAN / SHED CREEK WINERY / USE PERMIT # P14-00346 AND USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS P17-00178


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 area of cultural resources. 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 for a new 5,000 gallon per year winery to allow: 1) Conversion of an existing, approximately 700 square foot barn into the winery building, including approximately 250 square feet for a tasting room; 2) Addition of approximately 100 square feet of new building, including restroom and cleaning room (to be built on an existing gravel pad); 3) Approximately 1,800 square

foot covered crush pad (existing paved area around barn); 4) Tours and tastings by appointment only with a maximum of 15 people per day; 5) An annual marketing program of 10 events for a maximum of 30 people and one event for a maximum of 100 people; 6) Two (2) full-time and two (2) part time employees; 7) Hours of operation daily, Monday – Sunday, 9 am to 5 pm (production) and 10 am to 5 pm (visitation); 8) Seven (7) parking spaces for visitors and employees; 9) Septic systems for process waste and domestic waste; and 10) Water storage tanks. The project includes a request for an exception to the Napa County Road and Streets Standards (RSS) for improvements to Grapevine Lane. The project also includes approval of a Use Permit to allow an Exception to the Conservation Regulations for work within a required creek setback. The project is located on a 287-acre site at the end of Grapevine Lane in Gordon Valley. 80 Grapevine Lane, Napa, CA 94558. APN: 033-170-002.

Staff Recommendation: Adopt the proposed Mitigated Negative Declaration; approve the requested Use Permit Exception to the Conservation Regulations; approve the request for an exception to the Napa County Roads and Street Standards; and approve the Use Permit as conditioned.

Staff Contact: Emily Hedge, Planner II, phone 707-299-8226  or email emily.hedge@countyofnapa.org


Applicant Contact: Robert Morgan, 450 Oak View Drive, Vacaville, CA; phone 707-718-0044  or email bobm@morgansoutdoorliving.com

C. SCHRAMSBERG VINEYARD COMPANY / SCHRAMSBERG VINEYARDS WINERY ENTRY GATE / USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS APPLICATION #P17-00288

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to CEQA Guidelines Section 15303 (Categorical Exemption Class 3 New Construction or Conversion of Small Structures), which exempts the construction of new structures, including single family residences, a second dwelling unit, appurtenant structures, and road improvements; and CEQA Guidelines Section 15304 (Categorical Exemption Class 4 Minor Alterations to Land), which exempts minor alterations to land including minor trenching where the surface is restored. The project site is not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a request for an exception to the Napa County Conservation Regulations (County Code Chapter 18.108), in the form of a Use Permit, in order to allow a new entry gate across an existing paved private access road (Schramsberg Road) to encroach into the minimum required 45-foot stream setback from the top of bank of an unnamed county definitional stream (as defined in County Code Section 18.108.030). The proposed new gate would be located within an existing 30-foot access easement for the private paved access road through the parcel located at 3999 St. Helena Highway (Assessor's Parcel No. 020-230-001), and would provide security during non-work hours (before 8:00 a.m. and after 5:00 p.m.) for Schramsberg Winery located at 1400 Schramsberg Road (Assessor's Parcel No. 020-300-014). The two gate pillars, corresponding concrete pads, and shallow trench to provide power, would all be located within the stream setback. Both properties are approximately two miles southeast of the City of Calistoga, have a General Plan land use designation of Agriculture, Watershed and Open Space (AWOS), and are located in the AW (Agricultural Watershed) zoning district.

Staff Recommendation: Find the project categorically exempt from CEQA and approve the Use Permit Exception request, as conditioned.

Staff Contact: Kyra Engelberg, Planner II; phone (707) 299-1788 ; email kyra.engelberg@countyofnapa.org

Applicant: Fred Zammataro, on behalf of Schramsberg Vineyard Company; phone (707) 942-5943; email fzammataro@schramsberg.com

D. MA VINEYARD PROPERTIES LLC / VINCENT ARROYO WINERY / USE PERMIT MAJOR MODIFICATION # P16-00327-MOD

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). According to the revised, 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 area of transportation and traffic. 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 Major Modification (P16-00327- MOD) to modify an existing 20,000 gallon winery to permit: 1) Increase in wine production from 20,000 to 70,000 gallons annually; 2) Increase in number of employees to a maximum of 10; 3) Change in the visitation hours of operation from the existing 9:30 a.m. - 4:30 p.m. to 9:30 a.m. - 6:00 p.m. (production hours remain 7:30 a.m. - 5:00 p.m.); 4) Increase in tours and tastings by appointment from 30 persons per day to a maximum of 50 persons per day; 5) Increase in the marketing program to include one 100-person event, three 200-person events, four 130-person events, and twelve 20-person events; 6) Catering or pre-packaged food for events and tastings; 7) Visitation and marketing events to occur in the existing rose garden; 8) Seven (7) additional parking spaces for a total of 13 spaces; 9) Upgrade to the existing wastewater system; 10) Installation of a domestic water system served by a new well; and 11) Widening of the existing driveway to meet current Road and Street Standards. The project is located on a 22.62-acre site on the north side of Greenwood Avenue, directly north of the City of Calistoga, within the AP (Agricultural Preserve) zoning district. 2361 Greenwood Avenue, Calistoga, CA 94515. APN: 017-230-020.

Staff Recommendation: Adopt the proposed Mitigated Negative Declaration and approve the requested Major Modification to the previously approved use permit, as conditioned.

Staff Contact: Emily Hedge, Planner II, phone 707-299-8226 or email emily.hedge@countyofnapa.org

Applicant Contact: Matthew Moye, 2361 Greenwood Avenue, Calistoga, CA 94515; (707) 942-6995; matt@vincentarroyo.com

9. ADMINISTRATIVE ITEMS - None

10. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **DECEMBER 06, 2017 REGULAR 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 (FILL IN DATE) BY (FILL IN TIME). A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Lashun Fuller(By e-signature)

Lashun Fuller, Acting Clerk of the Commission