



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY PLANNING COMMISSION

Wednesday, November 20, 2013
9:00 AM

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>VICE-CHAIR</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Matt Pope</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>	<i>SECRETARY-DIRECTOR</i> <i>Pete Parkinson</i>	<i>COMMISSION CLERK</i> <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, 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 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 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 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**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. G3 ENTERPRISES / MARTINI WINERY / USE PERMIT MODIFICATION P12-00202**

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration the project would not have a potentially significant environmental impact. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Modification to Use Permit U-298283 etal., to: 1) construct a 28,600 square foot addition (Building D) to the existing cooperage; 2) construct an 8,385 square foot tank pad/production area on the east side of the cooperage addition and an approximately 20,000 square foot tank pad/production area on the east side of Building B; 3) construct a 8,116 square foot canopy over an existing crushpad; 4) demolish the existing 10,000 square foot office/laboratory/tasting room addition to the historic winery building (Building A) and relocate these uses; 5) demolish the 5,000 square foot metal building south of the Monte Rosso Building; 6) demolish the 800 square foot shed east of Building B; 7) remove the existing temporary employee bathroom/locker room trailers and relocate the uses temporarily to Building E until completion of Building C; 8) installation of a left turn lane (installation of the TWLTL on SR-29 in 2014 will satisfy this condition); 9) relocate the existing northern access road 180 feet to the south, to serve as the main entrance; 10) relocate the existing monument sign as part of the road realignment; 11) realign the existing southern access road for winery truck traffic; 12) relocate visitor and employee parking; 13) reduce public tours and tastings from 1500 per week to a maximum of 1400 visitors per week; 14) add tours and tastings by appointment only for a maximum of 294 visitors per week; 15) establish the marketing plan to include one (1) event per year with a maximum of 75 guests, one (1) event per year with a maximum of 200 guests, one (1) event per year with a maximum of 225 guests, and one (1) harvest event per

year with a maximum of 500 guests; 16) allow a commercial kitchen; 17) increase employees from 32 full-time and 10 part-time to 69 employees; 18) increase parking from 104 to 109 spaces with five ADA spaces; 19) changes the hours of operation from 7:30am-5:00pm to 7:00am-6:00pm; 20) upgrade to the landscaping; 21) replace and relocate the septic system; 22) allow Evans Bill (AB2004) on-premise consumption, adjacent to the existing winery structures, and; 23) re-instate the historic winery wall sign on the west face of the original winery structure.

The 27.83 acre project site is located at the southeastern corner of State Highway 29 and Chaix Lane, bordering the City of St. Helena limits within the Agricultural Preserve (AP) Zoning District at 254 St. Helena Hwy, St. Helena, CA. (APNs: 030-020-032 & 030-240-033).

Staff Recommendation: Continued the item to the December 4, 2013 Planning Commission hearing.

Staff Contact: Linda St. Claire, Planner linda.stclaire@countyofnapa.org (707) 299-1348

Applicant Contact: Chuck Conner (707) 431.5536

B. AT&T WIRELESS/BIG RANCH ROAD SITE—USE PERMIT (#P12-00419-UP)

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to Section 15303 (d) of the California Quality Act, Class 3, which exempts the construction of new small structures or conversion of small structures. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval to: 1) construct an 85 foot tall monopole disguised as a pine type tree; 2) install twelve (12) panel antennas: 73.4" in length, 11.9" in width and 7.1" in depth, one (1) GPS antenna on shelter, as well as, fifteen (15) small RRUs (remote radio units) behind the antennas; 3) place the monopole and associated ground-mounted equipment on a 45' by 20' lease area on the southeast corner of the property; and 4) construct a 6 foot tall wooden fence to screen the equipment building to house AT&T's equipment; 5) install a 24-hour emergency diesel-powered back-up generator within the fenced lease area; 6) trench for installation of underground power and telecommunication lines; and 7) install emergency notification signs on the site. The facility would be located on the far southeast portion of an approximately 6-acre site on the east side of Big Ranch Road, north of Trancas Road, within the Agricultural Preserve (AP) zoning district at 2046 Big Ranch Road, Napa CA, 94558. (APN 038-190-008)

Staff Recommendation: Find the project Categorical Exempt and approve the Use Permit subject to recommended conditions.

Staff Contacts: Terri Abraham, (707) 299-1333, terri.abraham@countyofnapa.org; or Jerry Haag, staff planning consultant, (510) 644-2106, jphaag@pacbell.net

Applicant Contact: Christy Beltran Roberts, (415) 806-2323

C. VERIZON WIRELESS/CAPEL VALLEY SITE—USE PERMIT (#P13-00186-UP)

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to Section 15303 (d) of the California Quality Act, Class 3, which exempts the construction of new small structures or conversion of small structures. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to: 1) construct a 120-foot tall lattice telecommunication tower; 2) install twelve

(12) panel antennas: 71.1" in length, 23.9" in width and 7.9" in depth; 2) GPS antennas and two (2) four-foot diameter microwave mesh dish antennas; 3) place the tower and associated ground-mounted equipment on a 30' by 30' lease area on the southern portion of the property; 4) construct a 6' tall wooden fence to screen the equipment building to house ground-mounted equipment; 5) install a 24-hour emergency diesel-powered back-up generator and associated ground-mounted equipment within the fenced lease area; 6) trenching for installation of underground power and telecommunication lines; and 7) install emergency notification signs on the site. The facility would be located on the far southeast portion of an approximately 41.26-acre site on the west side of Capell Valley Road, south of the intersection of Capell Valley Road and Lake Berryessa-Knoxville Road, within the Agricultural Watershed (AW) zoning district at 1998 Capell Valley Road, Napa CA, 94559. (APN 025-330-019)

Staff Recommendation: Find the project Categorically Exempt and approve the Use Permit subject to recommended conditions.

Staff Contacts: Terri Abraham, (707) 299-1333, terri.abraham@countyofnapa.org; or Jerry Haag, staff planning consultant, (510) 644-2106, jphaag@pacbell.net

Applicant Contact: Pamela Nobel, (707) 486-7252

D. DENSITY BONUS ORDINANCE ZONING ORDINANCE TEXT AMENDMENT P13-00376-ORD

CEQA Status: General Rule. 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. The proposed Ordinance implements State density bonus law and merely incorporates provisions of existing State law, and is required by the judgment in *LUNA v. County of Napa*. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

Request: Technical revisions to the County's zoning ordinance to make it consistent with the state density bonus law as interpreted by the appellate court in *Latinos Unidos del Valle de Napa y Solano ("LUNA") v. County of Napa et. al.* (Napa County Superior Court Case No. 26-50568).

Ordinance Title: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF NAPA COUNTY, STATE OF CALIFORNIA, AMENDING SECTIONS 18.82.050 (SITE DENSITY), 18.107.080 (RESIDENTIAL PROJECTS - BASIC INCLUSIONARY REQUIREMENT), 18.107.150 (STATE INCENTIVES FOR AFFORDABLE HOUSING-DENSITY BONUS), 18.107.160 (STATE INCENTIVES FOR AFFORDABLE HOUSING—STATE-DEFINED INCENTIVES), 18.107.170 (STATE INCENTIVES FOR AFFORDABLE HOUSING—APPLICATION PROCEDURES) AND 18.107.230 (GENERAL - DEFINITIONS) OF THE NAPA COUNTY CODE AS THEY RELATE TO THE STATE DENSITY BONUS LAW

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a recommendation of approval to the Board of Supervisors.

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

10. ADMINISTRATIVE ITEMS

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **DECEMBER 4, 2013 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 occupancy - Kendall Jackson (formerly Pecota) 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
- #P12-00436-Cottage Food Ordinance, April 2014 - Status Review

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 11-13-13 BY 5:00 PM. 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