

AGENDA

NAPA COUNTY PLANNING COMMISSION



A Tradition of Stewardship
A Commitment to Service

**Wednesday, December 17, 2014
9:00 AM**

**2741 NAPA VALLEY
CORPORATE DRIVE
BUILDING 2, NAPA, CA**

COMMISSION MEMBERS

VICE - CHAIR

*Heather Phillips
District # 1*

COMMISSIONER

*Michael Basayne
District # 2*

COMMISSIONER

*Terry Scott
District # 4*

CHAIR

*Bob Fiddaman
District # 3*

COMMISSIONER

*Matt Pope
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 2741 Napa Valley Corporate Drive, Building 2, 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, 2741 Napa Valley Corporate Drive, Building 2 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 - 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****A. RAYMOND VINEYARDS AND CELLAR / RAYMOND VINEYARDS WINERY USE PERMIT MAJOR MODIFICATION APPLICATION NO. P11-00156**

CEQA Status: Mitigated Negative Declaration Prepared. According to the proposed Mitigated Negative Declaration, the project would have potentially significant effects on Hydrology/Water Quality and Transportation/Traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

Request: Approval of Use Permit Major Modification #P11-00156 requesting the following changes to the existing Raymond Vineyard Winery Use Permit, File No. U-89-46: ~~1) Increase daily tours and tastings from 400 to 500 visitors (400 public and 100 by-appointment-only visitors);~~ 2) Adoption of a revised marketing plan to allow 50 total events, not to exceed 8 events per month: (a) 2 events per year for up to 500-people; (b) 4 events per year for up to 250-people; (c) 6 events per year for up to 150-people; (d) 12 events per year for up to 100-people; (e) 26 events per year for up to 50-people; and (e) One weekend per month in May through October to not include an event exceeding 100 persons; 3) No change in annual wine production of 750,000 gallons per year (averaged over 3 years not to exceed 900,000 gals in any one year); 4) Expansion of the domestic wastewater treatment system; 5) Construction of 50 additional parking spaces for a total of 130 parking spaces; 6) Inclusion of food pairing as part of wine tastings and tours; 7) Construction and use of an outdoor demonstration kitchen as part of the tours and tastings experience; 8) Construction of a left-hand turn lane on Zinfandel Lane; 9) Recognition and remodeling of an existing 855 sq. ft. pool house used for private tastings; 10) Construction of a vineyard viewing platform; 11) Increase daily tours and tastings hours of operation from 10 am to 4 pm to 10 am to 6:30 pm; 12) Increase wine production hours of operation from 6 am to 6 pm to 6 am to 11 pm; 13) Increase the number of employees by 66 from 24 to 90; 14) Interior modifications, including the conversion of 10,670 sq. ft. of production space to

accessory space, including relocating an entitled commercial kitchen from building "C" to building "A"; 15) Modify the existing conditions of approval to allow for outdoor events; 16) Conversion of the existing residential swimming pool to landscaping; 17) Recognition of an existing dog run and structures for use by visitor's pets; 18) Allowance of outdoor consumption of wine produced and purchased on-site within the outdoor visitation area between Building A and the existing residence, consistent with AB 2004 (Evans), and 19) Display of public art within one-acre of landscape. The project is located on a 60.72 acre lot located on the south side of Zinfandel Lane approximately 0.3 miles east of its intersection SR 29, within Agricultural Preserve (AP) zoning district. (Assessor's Parcel Number 030-270-013 &-031). 849 Zinfandel Lane, St. Helena, California, 94574

Staff Recommendation: Drop the item from the agenda and renote for a future hearing date.

Staff Contact: John McDowell, Deputy Planning Director, (707) 299-1354 or john.mcdowell@countyofnapa.org

CONTINUED FROM JULY 16, 2014, AUGUST 20, 2014, AND NOVEMBER 5, 2014 MEETINGS

TO BE DROPPED FROM THE AGENDA AND RENOTICED AT A FUTURE DATE

B. SYAR NAPA QUARRY EXPANSION PROJECT - SURFACE MINING PERMIT (P08-00337-SMP)

California Environmental Quality Act (CEQA) Status: Consideration and possible adoption of a Final Environmental Impact Report (EIR) prepared for the Syar project. A Draft EIR (State Clearinghouse #2009062054) was prepared and public hearings were held on the Draft EIR during a 90 day public review and comment period. The standard CEQA 45 day review and comment period was extended an additional 45 days by the County at the request of members of the public. Written responses to comments received during the public review and comment period have been incorporated into the Final EIR which consists of the Draft EIR, public and agency comments, responses to comments, and required clarifications and changes to the text of the Draft EIR. The Planning Commission will consider approval or denial of the project following certification of the Final EIR.

Request: Approval of a request for a Surface Mining Permit (SMP) to modify the mining and reclamation plan and associated aggregate processing, production and sales as currently permitted under UP-128182, UP-27374, and County Agreement 2225 to allow: a) an approximate 124-acre expansion of the current surfacing mining and reclamation plan for a 35 year term; b) an increase in mining depth from approximately 300 feet and 150 feet above mean sea level (msl) to no greater than 50 feet above msl; c) an increase in production of aggregate materials from approximately 1 million tons per year to 2 million tons per year; d) add Reclaimed Asphalt Pavement (RAP) handling equipment to the existing asphalt batch plant; and e) relocate and improve portions of Skyline Trail that were originally constructed on the quarry property back onto Skyline Wilderness Park lands.

This SMP is intended to replace UP-128182, UP-27374, and County Agreement 2225, and bring existing and expanded mining and reclamation areas and associated aggregate processing, production and sales under one permit.

The project site is located on the east side of State Highway 221 (Napa-Vallejo Highway) at its intersection with Basalt Road east of 2301 Napa-Vallejo Highway, within the unincorporated portion of Napa County (AW - Agricultural Watershed and I - Industrial Zoning Districts). Assessor's Parcel Numbers (APNs) 045-360-005, 046-370-012, -013, -015, -022, -025, 046-390-002, -003, and 046-450-071.

Staff Recommendation: Drop the item from the agenda because the item has been renoticed for the January 7, 2015 Planning Commission Meeting.

Staff Contact: Donald Barrella, 707-299-1338 or donald.barrella@countyofnapa.org

Applicant Contact: Jennifer Gomez, 707-259-5728 or jgomez@syr.com

TO BE DROPPED FROM THE AGENDA: ITEM HAS BEEN RENOTICED FOR THE JANUARY 7, 2015 COMMISSION MEETING

9. PUBLIC HEARING ITEMS

A. GIRARD WINERY USE PERMIT #P14-00053-UP

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program (MMRP). According to the proposed Mitigated Negative Declaration and MMRP, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: Transportation/Traffic. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval for a Use Permit to establish a new winery as follows: 1) 200,000 gallons per year production capacity; 2) Construction of new winery building, totaling 32,771 sq.ft. in area, to include: 28,955 sq.ft. production area (crush area, fermentation and barrel storage, restrooms); 3,816 sq.ft of accessory use area (offices, tasting rooms, retail storage, catered food prep area, and visitor restrooms), maximum height 35 ft. with 45 ft. tall cupolas; a 2,628 sq. ft. veranda; and a 2,871 sq. ft. covered work area; 3) Hosted daily tours and tastings for wine trade personnel and consumers by appointment only for a maximum of 75 persons per weekday (Monday-Friday); maximum of 90 persons per weekend day (Saturday-Sunday); 4) Hours of operation: 8:00 AM to 6:00 PM (production hours, except during harvest) and 10:00 AM to 6:00 PM (visitation hours), 7-days a week; 5) Employment of more than 25 employees: 11 employees (8 full time; 3 part-time) non harvest; maximum 19 additional employees (12 full time and 7 part time) during harvest; 6) Employee hours: production, 7:00 AM to 3:00 PM; hospitality/ tasting room, 9:30 AM to 6:30 PM; administration, 8:00 AM to 5:00 PM; 7) Construction of twenty-two (22) parking spaces; 8) Installation of landscaping, entry gate and a winery sign; 9) Establish a Marketing Program as follows: a) Four (4) events per year with a maximum of 75 guests; b) Four (4) events per year with a maximum of 200 guests; c) One (1) Harvest event per year with a maximum of 500 guests;d) All food to be catered utilizing a ±184 sq. ft. small prep/staging area; 10) On-premise consumption of wines produced on site within the tasting room and in the landscaped winery gardens in accordance with AB 2004; 11) Construct new 24" wide winery access driveway from Dunaweal Lane to the winery; 12) Construction of additional piping and service connections to the existing water system with an update to the existing Transient Non-Community Water System contract to include Girard Winery; 13) Installation of on-site sanitary disposal improvements and installation of new connections into the existing on-site winery waste water ponds serving Clos Pegase Winery (APN:020-150-012); and, 14) Installation of 30' diameter, 25,000 gallon water storage tank. The project is located on a 25.63 acre parcel at 1077 Dunaweal Lane, Calistoga, on the east side of Dunaweal Lane, approximately 1,000 feet south of its intersection with Silverado Trail, within the AP (Agricultural Preserve) Zoning District; APN: 020-150-017

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

Staff Contact: Wyntriss Balcher, Planner II (707) 299-1351; wyntriss.balcher@countyofnapa.org

Applicant Contact: Heather McCollister, (707) 287-5999; bhmccolli@sbcglobal.net

B. NAPA COUNTY LOCAL PROCEDURES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA Status: Procedures by definition do not change the law, but provide for its implementation. Therefore the proposed action is not a project as defined by Title 14 California Code of Regulations (CCR) Section 15378 (State CEQA Guidelines) and CEQA is not applicable. 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 Implementation of the California Environmental Quality Act, Title 14 CCR Section 15061(b)(3).

Request: County-sponsored resolution revising Napa County's local procedures for implementing CEQA and the State CEQA Guidelines, removing the County's list of qualified consultants and eliminating the option for applicants to contract directly with environmental consultants, expanding the radius of public notice provided regarding CEQA documents from 300 feet to 1,000 feet from the project parcel, and other non-substantive clerical corrections.

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

Staff Contact: Brian Bordona, Supervising Planner 259-5935 brian.bordona@countyofnapa.org

CONTINUED FROM NOVEMBER 19, 2014

10. ADMINISTRATIVE ITEMS

A. ADOPTION OF THE 2015 PLANNING COMMISSION MEETING CALENDAR

Request: Adopt the regular meeting schedule for 2015.

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

B. COMMITTEE APPOINTMENTS FOR THE CALENDAR YEAR 2015

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

C. ELECTION OF 2015 PLANNING COMMISSION OFFICERS

Staff Recommendation: Elect Chairperson and Vice-Chairperson for the 2015 calendar year.

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

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **JANUARY 7, 2015 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
- #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 (12-11-14) 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