

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, February 01, 2017
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Vacant</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 Gill</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>David Morrison</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, 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:
December 21, 2016 (Commissioner Cottrell excused)
January 4, 2017 (All Commissioners present)
January 21, 2017 (Commissioner Gill excused)

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. RAYMOND VINEYARD AND CELLAR, INC. / RAYMOND – TICEN RANCH WINERY / USE PERMIT MAJOR MODIFICATION #P15-00307 – MOD**

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP). According to the proposed MND, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures related to potential impacts to Biological Resources and Tribal Cultural Resources. This proposed project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Major Modification (P15-00307 – MOD) in order to amend the existing entitlements allowing the operation of Raymond Vineyard and Cellars' Winery with visitation and marketing events at 849 Zinfandel Lane, south of the City of St. Helena. The request consists of operational changes that include: 1) addition of the Ticen Ranch property, located at 1584 St. Helena Highway, into Raymond Winery operations, with conversion of the Ticen Ranch residence and barn into winery visitation and administration space; 2) extension of winery operating hours until 11:00 p.m. during harvest (August through November) and visitation hours until 6:30 p.m. year round; 3) allowance for on-site consumption of wine in specified areas on the properties (Business & Professions Code 23358, 23390 and 23396.5); and 4) allowance for up to half of Raymond Winery's currently permitted, annual marketing events to be held outdoors. The request includes

modifications to the development of the Raymond Winery and Ticen Ranch parcels that include eventual merger of the two parcels and a new access driveway to the Raymond Winery from St. Helena Highway and across the Ticen Ranch parcel, as well as construction of a vineyard viewing platform, pet dog comfort station, 61 new parking stalls between the two existing parcels, improvements to the existing sanitary wastewater treatment system, and installation of two, 10,000-gallon, water storage tanks. The application also includes requests to legitimize an existing, noncompliant number of employees (90 full-time, part-time and seasonal) and additional site modifications and conversions of building use that are already in place but that were completed without benefit of County permit approvals.

The properties at 849 Zinfandel Lane and 1584 St. Helena Highway (Assessor's Parcel Nos. 030-270-013 and 030-270-012, respectively) are under common ownership, have a General Plan land use designation of Agricultural Resource (AR) and are located in the AP (Agricultural Preserve) District.

Staff Recommendation: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the requested Use Permit Major Modification, as conditioned.

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

Applicant's Representative: Donna Oldford, Plans4Wine; (707) 963-5832 or email address DBOldford@aol.com

ITEM CONTINUED FROM JANUARY 18, 2017 REGULAR MEETING

B. GRASSI WINE COMPANY / GRASSI FAMILY WINERY - USE PERMIT NO. P15-00339-UP

CEQA Status: Consideration and possible adoption of a Negative Declaration (ND). According to the proposed ND, construction and operation of the proposed winery would not have a significant impact on the environment. 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 Use Permit in order to construct and operate a new winery which would include: 1) Annual wine production capacity of up to 25,000 gallons; 2) Employ 10 or fewer employees; 3) Operate daily, Monday through Sunday, between the hours of 6:00 a.m. and 6:00 p.m. with an appointment-only tasting room open between the hours of 10:00 a.m. and 6:00 p.m.; 4) Offer daily tours and tastings for up to 12 people per day, up to a maximum of 70 people per week; 5) Host 3 marketing events, consisting of one event annually for up to 75 guests, two events annually for up to 40 guests with catered food, with all events to occur in the winery's tasting room and adjoining outdoor visitation areas between the hours of 11:00 a.m. and 10:00 p.m.; 6) Offer on-premise consumption of wine purchased on the property, consistent with Business & Professions Code Sections 23358, 23390 and 23396.5, inside of the proposed winery building and on the adjoining outdoor visitations areas; 7) Construct an approximately 3,072 sq. ft. production facility building for crush, fermentation and barrel aging, including a 2,435 sq. ft. covered outdoor crush pad and work area and 1,942 sq. ft. outdoor fermentation tank area with mechanical equipment enclosure, storage areas and waste/recycling enclosure; 8) Construct an approximately 1,266 sq. ft. hospitality structure with an approximately 1,204 sq. ft. outdoor terrace for visitation; 9) Install parking for 9 vehicles; 10) Extend and widen the site access driveway to a 20-foot width including installation of a new bridge over an intermittent drainage; 11) Install a new subsurface drip wastewater treatment system for process and domestic waste; and 12) Install three water storage tanks consisting of two 10,000 gallon water storage tanks for winery water needs, and one 48,000 gallon fire suppression water

tank. The 10.05-acre property is located at 1044 Soda Canyon Road, Napa, approximately 700 northeast of its intersection with Silverado Trail within the AW (Agricultural Watershed) Zoning District; Assessor's Parcel No 039-140-027.

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

Staff Contact: John McDowell, Planner; (707) 299-1354 or john.mcdowell@countyofnapa.org

Applicant's Representative: Donna B. Oldford, Plans4Wine, 2620 Pinot Way, St. Helena, CA 94574; (707) 963-5832 or DBOldford@aol.com

10. ADMINISTRATIVE ITEMS - None

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **FEBRUARY 15, 2017 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
- #P13-00055-UP, 3 years after approval date for reporting on visitation and marketing - Bell Wine Cellars

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 1-26-17 BY 3:00 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