



A Tradition of Stewardship  
A Commitment to Service

# REVISED AGENDA

## NAPA COUNTY PLANNING COMMISSION

### Wednesday, February 19, 2014 9:00 AM

#### COMMISSION MEMBERS

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<i>VICE - CHAIR</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>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>		

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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](http://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 request approval of Minutes for the Special Meeting held on:  
February 6, 2014 (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 - None****9. PUBLIC HEARING ITEMS****A. DIOGENES RIDGE WINERY- USE PERMIT NO. P12-00347**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. 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 Use Permit for a new 30,000 gallon per year winery as follows: 1) construction of new winery buildings totaling 1,755 square feet, including hospitality and tasting room, office space, and construction of a 1,690 square feet covered crush pad; 2) construction of 5,800 square foot of caves for fermentation and barrel storage; 3) request for on premise consumption of wines produced on-site to occur in the tasting room; 4) construction of a wastewater treatment system; 5) construction of a 20 foot wide winery access road; 6) construction of nine parking spaces; 7) tours and tastings by appointment only on a daily basis up to a maximum of 15 visitors per day and a maximum of 90 visitors per week; 8) marketing events up to four (4) per year with a maximum of 100 guests; 9) private promotional tastings with meals up to 36 per year with a maximum of 20 guests; 10) wine club/release events up to four (4) per year with a maximum of 50 guests; 11) one Auction event per year with a maximum of 100 guests; and 12) 10 or fewer employees. The 12.94-acre project site is located on the north side of Brookside Drive,

approximately 700 feet east of White Cottage Road in Angwin and zoned Agricultural Watershed.  
APN:024-201-036. Brookside Drive, Angwin, Calif.

**Staff Recommendation:** Adopt the negative declaration and approve the Use Permit, as conditioned.

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

**Applicant Contact:** Donna Oldford, (707) 963-5835 or [dboldford@aol.com](mailto:dboldford@aol.com)

**B. MOBILEHOME PARK ORDINANCE UPDATE / MATT MUMFORD, HALL VINELAND LLC - ORDINANCE TEXT AMENDMENT P13-00437-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. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

**Request:** Applicant-sponsored ordinance to update the Mobilehomes Chapter of Napa County Code, Chapter 15.40, to be consistent with the requirements of State Law and to establish regulations enabling project decision makers to grant variations to development standards for projects of superior design quality. Applicant for the ordinance change is Hall Vineland LLC, 401 St. Helena Highway South, St. Helena. Hall Vineland LLC has also proposed Major Modification P13-00164-MOD to redevelop the existing Vineland Vista Mobile Home Park located at 341 St. Helena Highway South (Assessor's Parcel Number 027-130-005 & 006), which is presently a pending, but incomplete, application with no planned date for hearing.

**Ordinance Title:** AN ORDINANCE OF THE BOARD OF SUPERVISORS OF NAPA COUNTY, STATE OF CALIFORNIA, AMENDING CHAPTER 15.40 RELATING TO MOBILEHOMES AND MOBILEHOME PARKS

**Staff Recommendation:** That the Planning Commission continue the item to its regular meeting of March 5, 2014.

**Staff Contact:** John McDowell, Deputy Planning Director 707-299-1354,  
[johnmcdowell@countyofnapa.org](mailto:johnmcdowell@countyofnapa.org)

**Applicant Contact:** Tom Carey, Attorney , 707-479-2856, [tcareylaw@g-mail.com](mailto:tcareylaw@g-mail.com)

**CONTINUED FROM THE JANUARY 15, 2014 REGULAR MEETING.**

**10. ADMINISTRATIVE ITEMS**

**A. NAPA PIPE DESIGN GUIDELINES REVIEW PROCESS**

**CEQA Status:** No action is requested and CEQA does not apply.

**Request:** The City of Napa and the Napa County Planning Commissions held a joint Special Meeting regarding design guidelines for the Napa Pipe site on February 6, 2014. Design guidelines will ultimately serve to ensure the quality and form of development consistent with the City/County expectations. Subsequent separate meetings of both the City Planning Commission and County Planning Commissions will be held to deliberate on and ultimately forward a recommendation regarding the Guidelines to the Napa City Council and the Board of Supervisors, respectively. At this time, staff is requesting direction from the Napa County Planning Commission regarding our review

process.

**Staff Recommendation:** Discussion on direction on the County's review process.

**Staff Contact:** Sean Trippi, Principal Planner; (707) 299-1353, [strippi@countyofnapa.org](mailto:strippi@countyofnapa.org)

## 11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **MARCH 5, 2014 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 2-14-14 BY 2:00 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Charlene Gallina for (By e-signature)  
Melissa Frost, Clerk of the Commission