

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, March 20, 2019
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>VICE CHAIR</i> <i>Dave Whitmer</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>CHAIR</i> <i>Joelle Gallagher</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Andrew Mazotti</i> <i>District # 4</i>	<i>COMMISSIONER</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>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:
March 06, 2019 (All Commissioners Present)

5. AGENDA REVIEW**6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. DARMS LANE, LLC & 5XB VINEYARDS, LLC C/O LARRY J. BUMP / DARMS LANE WINEREY / USE PERMIT #P16-00017 & VIEWSHED #P18-00152**

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Transportation/Traffic unless mitigation measures are adopted. 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 to allow the following: (a) construction of a 5,583 sq. ft. two-story production building, with a 1,922 sq. ft. outdoor covered work area; (b) construction of a 3,303 sq. ft. two-story hospitality/administrative building, including a commercial kitchen, with a 1,173 sq. ft. covered porch; (c) construction of 11,743 sq. ft. of winery cave area; (d) installation of three water storage tanks totaling 135,000 gallons for domestic water, irrigation, and fire suppression; (e) on-site parking for 12 vehicles; (f) up to eight full and/or part-time employees; (g) hours of operation seven days a week: production 6:00 AM to 6:00 PM (non-harvest) and visitation 10:00 AM to 6:00 PM; (h) tours and tastings by appointment only for a maximum of 24 visitors per day, 150 maximum per week; (i) a marketing program, which may include catered events, to host two events per month for up to 12 guests at each event; two events per month with up to 24 guests at each event; four events per year with up to 75 guests at each event; and, two events per year with up to 125 guests at each event (1,414 guests per year); (j) on-premise consumption of wines produced on site in the tasting room and outdoor hospitality areas, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (k) on-site domestic and process wastewater treatment systems; and, (l) driveway, entry gate and landscape improvements. The request also includes a viewshed application to address construction of the winery buildings on slopes of 15% or greater. The winery is proposed on a 46.94 acre property, approximately 427 feet north of the terminus of Darms Lane within the Agricultural Preserve (AP) zoning district. Access is provided across a 2.32 acre property located at the terminus of Darms Lane, adjacent to the winery property. APN's: 034-190-034 (driveway) & 034-190-035 (winery), 1150 Darms Lane, Napa.

Staff Recommendation: Adopt the Mitigated Negative Declaration & Mitigation, Monitoring and Reporting Program (MMRP) and approve the Viewshed application and Use Permit, as conditioned.

Staff Contact: Sean Trippi, Principal Planner, (707) 299-1353 or sean.trippi@countyofnapa.org

Applicant: Patricia Bump Davis; (707) 224-4200 or tricia@darmslanewine.com

Applicant Representative: Donna Oldford, Plans4Wine; (707) 963-5832 or dboldford@aol.com

ITEM CONTINUED FROM THE MARCH 6, 2019 REGULAR PLANNING COMMISSION MEETING.

B. THE PUBLIC HEARING FOR THIS ITEM IS SCHEDULED FOR 1:30 PM

BARTON AND BARBARA O'BRIEN - O' BRIEN WINERY - USE PERMIT MAJOR MODIFICATION NO. P18-00175 AND USE PERMIT EXCEPTION TO CONSERVATION REGULATIONS P18-00305

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 1, 3, and 4: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Section 15301, Class 1 Minor Alterations to Existing Facilities, Section 15303, Class 3 New Construction or Conversion of Small Structures, and Section 15304, Class 4 Minor Alterations to Land which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15303, and §15304. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit Major Modification to an existing 20,000 gallon per year winery to allow the following: **A. Components Necessary to Remedy Existing Violations:** (1) recognition of existing visitation of a maximum of 40 visitors per day; maximum 280 visitors per week; (2) recognition of an existing marketing program with 12 events per year with a maximum of 30 guests for each event (all marketing events would continue to be catered); (3) recognition of existing four (4) full time employees and three (3) part time employees; and (4) recognition of the conversion of approximately 380 square feet of existing production space to an existing tasting area; **B Expansion Beyond Existing Entitlements:** (1) the conversion of an existing approximately 1,250 square foot guesthouse to an ADA compliant office and bathroom; (2) the construction of two canopies totaling approximately 829 square feet to cover existing crush pad areas; (3) on-premises consumption of wines produced on site in the tasting areas (indoor and outdoor) in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (4) addition of eight (8) parking spaces including one (1) Americans with Disabilities Act (ADA) space for a total of 14 parking spaces on-site; (5) installation of four (4) 10,500 gallon water tanks, a 150 square foot pump house; a 136 square foot trash enclosure, a new gate, and a well; (6) removal of the existing entry structure, approximately 0.2 acres of vineyards; and (7) the improvement of the existing driveway to Napa County Road and Street Standards. A Use Permit Exception to the Conservation Regulations (P18-00305) is also being requested to construct the canopies (support columns) and curb within the 45-foot creek setback. The project is located on an approximately 26.93 acre site within the AP (Agricultural Preserve) zoning district at 1200 Orchard Avenue, Napa, CA; APN: 035-041-015.

Staff Contact: Jason R. Hade, Planner III, (707) 259-8757 or jason.hade@countyofnapa.org

Applicant Contact: David Gilbreth, 1152 Hardman Avenue, Napa, CA 94558, (707) 337-6412 or dgilbreth@gmail.com

THE PUBLIC HEARING FOR THIS ITEM IS SCHEDULED FOR 1:30 PM

8. ADMINISTRATIVE ITEMS

None.

9. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **APRIL 03, 2019 REGULAR MEETING**
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

11. PROJECTS REQUIRING COMMISSION FOLLOW-UP REVIEW

Refer to "PBES Current Projects" Web Page <https://www.countyofnapa.org/591/Current-Projects>

12. 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 MARCH 13, 2019 BY 3 PM. 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, Clerk of the Commission