

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

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

**Wednesday, April 19, 2017**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

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### COMMISSION MEMBERS

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*COMMISSIONER*

*Joelle Gallagher*  
*District # 1*

*COMMISSIONER*

*Michael Basayne*  
*District # 2*

*VICE CHAIR*

*Anne Cottrell*  
*District # 3*

*COMMISSIONER*

*Terry Scott*  
*District # 4*

*CHAIR*

*Jeri Gill*  
*District # 5*

*COMMISSION COUNSEL*

*Laura Anderson*

*SECRETARY-DIRECTOR*

*David Morrison*

*COMMISSION CLERK*

*Melissa Frost*

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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, 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](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 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**

Clerk of the Commission requests approval of Minutes for the meeting held on:  
April 5, 2017 (All Commissioners present)

**5. DIRECTOR'S REPORT**

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

**6. AGENDA REVIEW****7. DISCLOSURES****8. PUBLIC HEARING ITEMS****A. NAPA CUSTOM CRUSH LLC / THE CAVES AT SODA CANYON / USE PERMIT MAJOR MODIFICATION (P16-00106)**

**CEQA Status:** Consideration and possible adoption of an Addendum to the adopted Subsequent Mitigated Negative Declaration prepared for the winery in 2006. Pursuant to CEQA Guidelines Section 15164 an addendum to an adopted mitigated negative declaration may be prepared if only minor technical changes or additions are necessary or if none of the conditions contained in Section 15162 calling for preparation of a subsequent negative declaration have occurred. This project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of a Major Modification (P16-00106) to an existing 30,000 gallon winery (P05-00391) to allow the following: 1) An increase in annual production from 30,000 to 60,000 gallons; 2) an approximately 2,400 sq. ft. cover over an existing outdoor paved area; 3) use of an existing private patio terrace (no construction) for daily tastings, marketing activities, and on-site consumption; 4) remove internal cave wall to open access from the fourth portal to the patio terrace (wall installed under B15-01427 according to action by the Planning Commission); 5) conversion of approximately 400 sq. ft. of approved cave area to a kitchen (for the storage of refrigerated food and plating of food prepared off site by caterers); 6) change the hours of operation for production activities from the existing 8AM – 6PM to 7AM – 6PM; 7) on-premises consumption of wines produced on site in the tasting room, on the patio terrace and on the outdoor areas in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; 8) install a wastewater system and discontinue use of hold and haul; and 9) improvements to the existing road as detailed in the Engineering Services Division Exception to the Napa County Road and Street Standards approval

memorandum dated December 22, 2016. The winery is located on a 41.35 acre site approximately 2,200 feet west of Soda Canyon Road; approximately 4.0 miles north of the Silverado Trail/Soda Canyon Road intersection. The project is within the Agriculture, Watershed and Open Space (AWOS) General Plan land use designation and within the Agricultural Watershed (AW) zoning district. 2275 Soda Canyon Road, APN 039-640-013.

**Staff Recommendation:** Adopt the Addendum to the adopted Subsequent Mitigated Negative Declaration prepared for the winery, and approve the Exception to the Road and Street Standards and the Major Modification as conditioned.

**Staff Contact:** Emily Hedge, Planner II; (707) 259-8226; emily.hedge@countyofnapa.org

**Applicant Contact:** Ryan Waugh; (707) 254-7572; ryan@thecavesatsodacanyon.com

## 9. ADMINISTRATIVE ITEMS

### A. CODE COMPLIANCE PROGRAM PRESENTATION

**CEQA Status:** The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**Request:** Presentation and discussion on the County's Code Compliance Policies and Procedures Manual recently adopted by the Board of Supervisors on February 7, 2017.

**Staff Recommendation:** Informational Item. No action necessary.

**Staff Contact:** David Guidice, Code Compliance Process Improvement Manager; (707) 299-1347 [david.guidice@countyofnapa.org](mailto:david.guidice@countyofnapa.org)

## 10. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **MAY 3, 2017 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

## 11. COMMISSIONER COMMENTS / COMMITTEE REPORTS

## 12. 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

### 13. 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 4-13-17 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

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