



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY PLANNING COMMISSION

Wednesday June 05, 2013
9:00 AM

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>VICE-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>Hillary Gitelman</i>	<i>COMMISSION CLERK</i> <i>Melissa Gray</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, 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

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 meeting held on:
May 14, 2013 (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****A. HARTWELL VINEYARDS, LLC / ROBERT & BLANCA HARTWELL – HARTWELL VINEYARDS USE PERMIT MODIFICATION - USE PERMIT MAJOR MODIFICATION # P11-00389-MOD**

CEQA Status: Subsequent Negative Declaration Prepared. New environmental effects resulting from proposed changes, altered conditions or new information are addressed in the Initial Study; there are no changes proposed in this project which require major revisions to the previous environmental document. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to modify prior Use Permit # 95608-UP to: 1) Increase annual wine production from 12,000 gallons/year to 36,000 gallons/year; 2) Increase Tuesday-Saturday, appointment-only tours and tastings from three tours/16-people/day to five tours/24-people/day with pre-packaged or caterer-prepared food pairings; 3) Expand the winery marketing plan to increase the allowable number of people at catered events from one End of Harvest 16-20 person event to one with 20-40 persons; two Wine Release Events with 16-20 people to 80-100 people events; one holiday (Christmas) party with 30-36 people to one event with 80-100 people; no changes to the three Wine & Food events of 20-25 people or one Wine Auction Weekend event with 30-50 people are proposed; 4) Increase the days of operation from Monday-Saturday to Monday-Sunday; 5) Increase the number of employees from 3.5 full-time and 6 part-time to 10 total; 6) Increase on-site parking from 10 to 23 spaces; 7) Allow installation of a new hold-and-haul wastewater processing system; and 8) Allow on-site sale and consumption of wine pursuant to AB 2004. No changes to the existing winery buildings, accessory-to-production use ratio or hours of operation are proposed. The project is located on an approximately 29.81 acre parcel on the west side of Silverado Trail, approximately 1.95

mile (10,315 feet) south of the intersection with Yountville Cross Road, 5795 Silverado Trail, Napa, CA 94558, APN 039-040-004.

Staff Recommendation: That the Planning Commission adopt the Subsequent Negative Declaration and approve the Use Permit Modification as conditioned.

Staff Contact: Ronald Gee, (707) 299-1351, ronald.gee@countyofnapa.org

Representative Contact: Sudhir Chaudhary, (707) 255-2729

THIS ITEM WAS CONTINUED FROM APRIL 17, 2013.

9. PUBLIC HEARING ITEMS

A. HONIG VINEYARD AND WINERY, LLC / TONY BENEDETTI - HONIG VINEYARD AND WINERY USE PERMIT MAJOR MODIFICATION # P11-00389-MOD

CEQA Status: Mitigated Negative Declaration Prepared. New environmental effects resulting from proposed changes, altered conditions or new information are addressed in the Initial Study; there are no changes proposed in this project which require major revisions to the previous environmental document. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to modify Use Permits # 38485, # 92150-MOD, # 93271-MOD, # 95593-MOD, # 02009-MOD, # 03008-MOD, # P04-0461 and # P12-00132 to allow the following: 1) An increase in the approved annual production from 150,000 gallons per year to 300,000 gallons per year; 2) Construction of a new 10,080 square feet barrel storage building with 3,680 square feet uncovered work areas; 3) Installation of six new wine storage tanks under a covered crush pad; 4) An increase in the permitted number of employees from 12 to 30; 4) Expand visitation to increase maximum daily tours and tastings from 10 to 100 people; 5) Expand the marketing plan to add to the existing four events per year with 50 people with four new events per year with 100 guests; 6) Increase hours of operation Monday-Sunday from 7:00 AM-5:00 PM to 7:00 AM-6:30 PM; 7) Increase visitation hours Monday-Sunday from 9:00 AM-5:00 PM to 9:00 AM-6:30 PM; 8) Allow on-site sale and consumption of wine pursuant to AB 2004; and 9) Upgrade the existing septic and process wastewater treatment and disposal system. The project is located on a 67.0 acre site off a private road on the north side of Rutherford Road (SR 128), approximately 1.25 miles east of St. Helena Highway (SR 29) in the AP (Agricultural Preserve) District; 850 Rutherford Road, Rutherford, APN 030-090-003.

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

Staff Contact: Ronald Gee, (707) 299-1351, ronald.gee@countyofnapa.org

Representative Contact: Jeffrey Redding, (707) 255-7375

B. COQUEREL FAMILY WINERY - USE PERMIT MAJOR MODIFICATION #P12-00260 & VARIANCE #P12-00261

CEQA Status: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a **Variance** (P12-00261) to allow the adaptive reuse of an existing 7,440 sq.ft. barn for the construction of a new winery 56 feet from the centerline of a private road (serves adjoining properties) where 300 feet is required for a setback. Approval of a **Use Permit Major Modification** (P12-00260) modifying prior Use Permit #02616 (formerly named Prager Family Estate Winery) to allow the following for Coquerel Family Wine Estates (new owner): 1) no change in production of 75,000 gallons per year. Bottling to be handled by a mobile bottling service on an as needed basis. Case storage and distribution to occur off-site; 2) eliminate the custom crush and alternating proprietor restrictions contained in Condition #1h of Use Permit #02616; 3) demolition of an existing 7,440 sq.ft. barn to be replaced with the construction of a new structure in two phases to house a new winery, hospitality functions and incidental retail and offices uses resulting in a total project square feet of 11,381 sq.ft. (Phase 1 – 5,468 sq.ft.; Phase 2 – 5,913 sq.ft.); 4) a 1,360 sq.ft. covered crush pad; 5) decrease in on-site parking from 22 spaces to 17 spaces, including one (1) handicapped space; 6) change the number of employees from seven (7) total – five (5) full time; two (2) part-time to ten (10) or fewer total; 7) increase in the approved daily visitation of a maximum of fifteen (15) persons per day to a maximum of twenty-five (25) persons per day; 8) modification to the approved marketing plan from twelve (12) events per year with a maximum of two (2) per month for a maximum of 40 persons per event and two (2) large events per year (wine auction, open house, harvest) for a maximum of 200 persons per event to fifty (50) person event with meal - twelve (12) per year; 15-20 person events with meal – one (1) per week; 100 person event (using portable septic facilities) – one per year; 200 person event (using portable septic facilities) - two (2) per year; and participation in Wine Auction Week. For meals with up to 50 people, food will be prepared on-site. Food for larger events will be catered with the commercial kitchen facilities used for preparation and staging only; 9) on-premise consumption of wine consistent with AB 2004 and food/wine pairings with tastings to occur in the Hospitality Tasting Room and/or designated Outdoor Space; 10) modification to the approved winery hours of operation from 8 am to 5 pm daily to 10:00 am to 6:30 pm, Monday-Sunday for visitation and 7:30 am to 6:30 pm, Monday-Sunday for production; 11) installation of an outdoor space for event seating and a designated area for growing produce to be used for retail sale; 12) installation of two (2) new storage tanks – approximately 10,000 gallons for winery (process and domestic) and 30,000 gallons for fire protection and irrigation uses; 13) modification to an existing drive to serve as direct access to the winery; 14) installation of a new well; and 15) installation of a new winery process and domestic wastewater system. The 19.73 acre project site is located on the north side of State Highway 128 approximately 1,000 feet north of the Tubbs Lane / State Highway 128 intersection within the Agricultural Preserve (AP) Zoning District at 3180 State Highway 128, Calistoga (APN: 017-160-058).

Staff Recommendation: Adopt the Negative Declaration and approve the Variance request and Use Permit Modification as conditioned.

Staff Contact: Charlene Gallina (707) 299-1355 or charlene.gallina@countyofnapa.org

Applicant Contact: Katherine Philippakis (707) 967-4000

C. E & P PROPERTIES SPECULATIVE WAREHOUSE / E & P PROPERTIES, INC. (DENNIS PAULEY) - USE PERMIT (P13-00059-UP)

CEQA Status: Negative Declaration prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a use permit to construct concrete tilt-up building with approximately 103,410 square feet of floor area with approximately 92,552 square feet of floor area for speculative warehousing and distribution and approximately 10,858 square feet of accessory/administrative

office area. Access would be provided from three new driveways on Technology Way. On-site parking for 100 vehicles, landscaping, and signage are also included with the proposal. The project site is comprised of two parcels that will be combined. The proposal also includes a variation to Airport Industrial Area Specific Plan standards to allow a reduction of a portion of the landscape area along the north (side) and east (rear) property lines from 10 feet to 5 feet. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The proposed project is located on a 5.8 acre site on the northeast corner of Airport Boulevard and Airpark Road within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN's: 057-210-026 & 027. Napa.

Staff Recommendation: Adopt the negative declaration and approve the use permit with the proposed conditions of approval.

Staff Contact: Sean Trippi 299-1353, or sean.trippi@countyofnapa.org

Applicant Contact: George Condon (916) 956-0033 or george@sponserproperties.com

10. ADMINISTRATIVE ITEMS

A. DISCUSSION AND DIRECTION TO STAFF REGARDING A LIST OF VOLUNTARY BEST MANAGEMENT PRACTICES TO REDUCE GREEN HOUSE GAS EMISSIONS ASSOCIATED WITH NEW DEVELOPMENT

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: Discussion and direction to staff about a checklist of voluntary Best Management Practices (BMPs) for green house gas reductions. If the Commission concurs, applicants requesting approval of discretionary development applications will be asked to complete the checklist of voluntary BMPs.

Staff Recommendation: Commissioner input and direction regarding the proposed BMPs and their inclusion in discretionary development applications.

Staff Contact: Kirsty Shelton, Planner, 299-1377, Kirsty.shelton@countyofnapa.org

B. NAPA REDEVELOPMENT PARTNERS, LLC. / NAPA PIPE PROJECT - APN's: 046-400-030 & 046-412-005, 1025 Kaiser Road, Napa -- Discussion of Next Steps.

Request: Presentation and summary regarding the status of the Napa Pipe project, recent Board actions and next steps.

Recommendation: Information item, no action required.

Staff contact: Hillary Gitelman 253-4417 or hillary. gitleman@countyofnapa.org or Sean Trippi, 299-1353 or sean.trippi@countyofnapa.org.

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **JUNE 19, 2013 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
- #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 5-29-13 BY 4:00 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Melissa Gray (By e-signature)
Melissa Gray, Clerk of the Commission