



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY PLANNING COMMISSION

Wednesday July 17, 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 Conservation, Development & 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
5. DIRECTOR'S REPORT
6. AGENDA REVIEW
7. DISCLOSURES
8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY
9. PUBLIC HEARING ITEMS

A. MANZANITA & DOGWOOD / DUNN VINEYARDS / RANDALL L DUNN / USE PERMIT P12-00199

CEQA Status: Consideration and possible adoption of a Categorical Exemption. Pursuant to the California Environmental Quality Act, Section Section 15303 - New Construction or Conversion of Small Structures & Napa County's Local CEQA Procedures, Appendix B, Class 3: New Construction or Conversion of Small Structures, Number 10 - Small Wineries.

Request: Approval of a Use Permit to: 1) convert an existing 5,000 gallon per year Small Winery Exemption with no visitation or marketing events to a 20,000 gallon per year winery with visitation; 2) recognize and upgrade existing improvements including: an outdoor uncovered crushpad (1,900 square feet), winery production areas (2,050 square feet), caves (6,000 square feet) and update an existing wastewater system; 3) employ 10 or fewer employees, and; 4) allow visitation for a maximum of twenty persons per week by appointment only. The 39 acre project site is located on the northwest side of White Cottage Road 1.0 mile north of its intersection with College Avenue within the Agricultural Watershed (AW) Zoning District at 805 N. White Cottage Rd., Angwin (APN: 018-180-040).

Staff Recommendation: Find the project Categorical Exempt from CEQA and approve the requested use permit as conditioned.

Staff Contact: Linda St. Claire, Planner linda.stclaire@countyofnapa.org

Applicant Contact: Randy Dunn (707) 965-3642

B. 2155 PICKETT ROAD PARTNERS / ARAUJO ESTATE WINERY - USE PERMIT MAJOR MODIFICATION AND ROAD AND STREET STANDARDS EXCEPTION APPLICATION NO. P12-00412

CEQA Action:

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.

Requests:

Major Modification to Use Permit U-91-13, as previously modified by 93049-MOD, P05-0353-VMM, and P11-00009-VMM to further modify the approved and operating 20,000 gallon per year winery as follows: 1.) no new structural development; 2.) no increase in wine production; 3.) increase in by-appointment tours and tastings visitation from a maximum of 25 per week to a maximum of 18 per day; 4.) a revised and enlarged marketing plan including food and wine pairings with four 24-person events per month but not exceeding 12 such events per calendar year, two 80-person events per year, one 125-person auction-related event per year, and participation in Auction Napa Valley; 5.) addition of food and wine pairings to tours and tastings visitation; 6.) addition of Evans Bill (AB2004) on-premise consumption adjacent to the existing caves and winery structure; 7.) expansion of tours and tastings hours of operation from 10am-4pm to 10am-6pm; 8.) recognition of winery production hours of operation from 6am-6pm; 9.) increase in on-site employment from 3 FT and 2 PT employees to 12 FT and 2 PT employees; and 10.) expansion of and modifications to an existing domestic/process wastewater treatment and disposal system to accommodate additional employees and visitation as requested hereby. **Road and Street Standards exception** to allow the continuing use of an existing 12' wide winery access driveway and its conversion into a commercial one-way loop road with turnouts as required.

The 162 acre project parcel is located on the east side of Pickett Road, approximately 1/3 mile north of its intersection with the Silverado Trail, within the AP (Agricultural Preserve) and AW (Agricultural Watershed) zoning districts. APN 020-340-030, 2155 Pickett Road, Calistoga, Calif., 94515.

Staff Recommendation: Adopt the negative declaration and approve the requested use permit modification and Road and Street Standards exception as conditioned.

Staff Contact: Chris Cahill, (707) 253-4847 or chris.cahill@countyofnapa.org

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

C. VERIZON WIRELESS/GREYSTONE SITE—USE PERMIT (#P13-00078-UP)

CEQA Status: Consideration and possible adoption of a Class 3 ("New Construction or Conversion of Small Structures") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B

REQUEST: Approval to: (1) construct a 130-foot lattice tripod telecommunication tower; (2) install 12 panel antennas attached to the tower, each measuring 75 inches (6.2 feet) in length, 12 inches in width and 7 inches in depth; (3) install two mesh microwave dishes with a diameter of 2.5 feet on the tower; (4) place the tower and associated ground-mounted equipment on a 50-foot by 50-foot lease area on the southwest corner of the property; (5) construct a 6-foot tall wooden fence to screen the ground-mounted equipment area; (6) install both a battery back-up array and a 30KW emergency generator within the fenced leased area; (7) construct a graveled 12-foot wide access road from an existing on-site drive to the leased area, approximately 2,060 feet in length, with a Fire Department turn around near the leased area; (8) grading of the leased area and proposed roadway with the average cross-slope of the road extension being 24.9 percent; (9) remove 19 mature trees on the

leased area and proposed roadway; (10) install underground power and telecommunication lines within the proposed road extension; (11) install emergency notification signs on the site; and (12) install temporary erosion control improvements. The facility is proposed to be located on a portion of an approximately 13.69-acre site on the west side of St. Helena Highway (State Route 29), within an Agricultural Watershed (AW) zoning district, Assessor's Parcel 022-080-020 at 3269 St. Helena Highway, St. Helena CA, 94574.

Staff Recommendation: Find the project Categorically Exempt and approve the Use Permit subject to recommended conditions.

Staff Contacts: John McDowell (john.mcdowell@countyofnapa.org) (707) 299-1354, or Jerry Haag, staff planning consultant, (510) 644-2105 (jphaag@pacbell.net)

10. ADMINISTRATIVE ITEMS

A. 2012 WINERY PRODUCTION AUDIT

Presentation, discussion and direction to staff regarding the outcome of a confidential review of wine production and visitation at wineries selected randomly by the Planning Commission in 2012, followed by selection of 2013 audit participants.

Staff Recommendation: Review and comment on the results of the 2012 winery use permit monitoring program and select 2013 participants.

Staff Contact: Linda St. Claire, 299-1348; Linda.StClaire@countyofnapa.org

11. DEPUTY DIRECTOR'S REPORT

12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

13. FUTURE AGENDA ITEMS

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 (FILL IN DATE) BY (FILL IN TIME). 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