

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday July 19, 2017
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Joelle Gallagher</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>VICE CHAIR</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>CHAIR</i> <i>Jeri Gill</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>Melissa Frost</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**5. DIRECTOR'S REPORT**

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS****A. STEVE REYNOLDS / REYNOLDS FAMILY WINERY / USE PERMIT MAJOR MODIFICATION #P14-00334-MOD**

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

Request: Approval of a modification of Use Permit #99386-UP for: a) an increase of the annual production capacity from 20,000 gallons to 40,000 gallons; b) the construction of a new $\pm 2,266$ sq. ft. addition to the winery ($\pm 1,534$ sq. ft. production; ± 732 sq. ft. accessory) for a total of $\pm 12,975$ sq. ft.; c) an increase of employees from four (two full-time plus two part time during harvest) to a total of nine (five full-time employees, two part-time employees, plus two part-time employees during harvest); d) an increase in visitation from 10 visitors to 40 visitors per day; e) an increase the days of operation from Monday – Saturday to seven (7) days per week; f) an extension of production operating hours from 6:00 am to 4:30 pm until 6:00 pm, and an extension of hospitality hours from 10:00 am to 4:30 pm until 6:00 pm; g) a modification to the location of sale of wine for on-site wine consumption areas to include the tasting rooms and an outdoor patio area adjacent to the existing pond; h) construction of a shade structure over the existing outdoor patio area; i) a modification to the existing Marketing Plan to increase the number of events from three to 54 events per year (two/month for 24 persons, two/month for 40 persons, four/year for 60 persons and four/year for 125 persons) with the serving of light fare foods, evening events to cease by 10:00 pm; no amplified outdoor music, and on days of larger marketing events, the total daily wine tours/tasting visitation will be decreased in number by the size of the alternative event; j) the installation of a 100,000 gallon fire protection water storage tank (± 31 ft. in height), a pump house, and a 10,500 gallon domestic water storage tank (± 16 ft. in

height); k) the establishment of a transient water company; l) the construction of driveway improvements and an additional 16 parking spaces for a total of 22 spaces; and m) an expansion of the existing wastewater treatment system. The project will require the removal of ±0.2 acres of vineyards for the building addition. The project is located on a ±13.45-acre parcel on the east side of Silverado Trail, approximately 300 feet south of its intersection with Soda Canyon Road, within the Agricultural Watershed (AW) zoning district; 3266 Silverado Trail, Napa, CA 94558; APN: 039-610-002.

Staff Recommendation: Drop the item from the agenda and re-notice for a future hearing date.

Staff Contact: Wyntriss Balcher, (707) 299-1351 or wyntriss.balcher@countyofnapa.org

Project Contact: Donna B. Oldford, Plans4Wine, 2620 Pinot Way, St. Helena (707) 963-5832, DBOldford@aol.com

TO BE DROPPED FROM THE AGENDA AND RE-NOTICED FOR A FUTURE DATE

B. GARDINER HORSE FACILITY / WILLIAM AND DEBORAH GARDINER / USE PERMIT #P15-00394

CEQA Status: Consideration and possible adoption of a Revised Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). According to the proposed Revised Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the areas of biological resources and hydrology and water quality. 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 use permit to operate a commercial facility for the board and care of horses and fostering of retired and rescued horses to include: 1) The boarding of a maximum of 30 horses (property owner's horses, rescued horses, and horses boarded by outside owners); 2) Horse training and lessons for horse owners and visitors; 3) Use of the existing barn, mare hotel, stalls, loafing sheds, pavilion, round pen, and corral; 4) Trail riding on the property; 5) On-site composting, use, storage, and sale or give away manure, at a quantity under 1,000 cubic yards; 6) Installation of a fodder production unit (approximately 10'x20' storage container); 7) Construction of an accessible restroom in the existing hay barn or other existing building; 8) Installation of a new gravel driveway to the hay barn; 9) Use of 20 parking stalls; 10) Daily hours of operation: boarding 24 hours a day; employees 8:00 a.m.- sunset; non-residence boarder access 8:00 a.m.- sunset; training 9:00 a.m. - sunset; 11) Allow two full time workers and one trainer; and 12) Use of an existing well. The project is located on an approximately 46-acre parcel, within the AW: Agricultural Watershed zoning district on the northern intersection of James Creek Road and Butts Canyon Road, approximately 3.5 miles north of the town of Pope Valley at 2002 James Creek Road, Pope Valley; APN: 016-090-021.

Staff Recommendation: Adopt the Revised Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) and approve the Use Permit Major Modification, as conditioned.

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

Applicant Contact: William and Deborah Gardiner, 1300 Industrial Road #21, San Carlos, CA, 94070; (707) 965-9896; debbie@pencomsf.com

Applicant Representative: John Stitt, Engineer, 1822 Blossom Drive, Antioch, CA, 94509, (707) 235-8193, john@stittengineering.com

C. ROCKRIDGE RANCH HORSE FACILITY / WILLIAM AND DEBORAH GARDINER / USE PERMIT #P15-00393

CEQA Status: Consideration and possible adoption of a Revised Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). According to the revised, proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the areas of biological resources and hydrology and water quality. 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 use permit to operate a commercial facility for the board and care of horses and fostering of retired and rescued horses to include: 1) The boarding of a maximum of 20 horses (property owner's horses, rescued horses, and horses boarded by outside owners); 2) Horse training and lessons for horse owners and visitors; 3) Use of the existing barns, corrals, loafing sheds, arena, and round pen; 4) Trail riding on the property; 5) On-site composting, use, storage, and sale or give away manure, at a quantity under 1,000 cubic yards; 6) Installation of a fodder production unit (approximately 10'x20' storage container); 7) Installation of a 3,000 gallon water tank for the water supply to the new restroom (will also serve second residential unit); 8) Installation of a new engineered septic system for treatment of sanitary wastewater; 9) Construction of a three foot wide swale along the western property line for treatment of stormwater runoff from horse corrals and surrounding areas; 10) Construction of an accessible restroom; 11) Use of 16 parking stalls; 12) Daily hours of operation: boarding 24 hours a day; employees 8:00 a.m.- sunset; non-residence boarder access 8:00 a.m.-sunset; training 9:00 a.m. – 10:00 p.m.; 13) Allow two full time workers and one trainer; and 13) Use of the existing well and natural spring. The project is located on an approximately 25.59-acre parcel, within the AW: Agricultural Watershed zoning district off of a private driveway on the eastern intersection of James Creek Road and Butts Canyon Road, approximately 3.5 miles north of the town of Pope Valley at 7630 Butts Canyon Road, Pope Valley; APN: 016-090-015.

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

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

Applicant Contact: William and Deborah Gardiner, 1300 Industrial Road #21, San Carlos, CA, 94070; (707) 965-9896; debbie@pencomsf.com

Applicant Representative: John Stitt, Engineer, 1822 Blossom Drive, Antioch, CA, 94509, (707) 235-8193, john@stittengineering.com

D. DEL DOTTO DISTRIBUTION FACILITY / DAVID & YOLANDO DEL DOTTO FAMILY TRUST / USE PERMIT P16-00190-UP

CEQA Status: Consideration and possible adoption of a Negative Declaration. 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 use permit to construct a new light industrial building with approximately 50,648 square feet of floor area which includes office, wine warehousing/storage (barrels and case goods), bottling, and distribution. Future phases within the proposed building footprint include a

mezzanine area and an area for processing pork products (salumi) with retail sales of the products processed on site. The floor area for the future improvements is included in the proposed total floor area for the building. A portion of the site is not slated for development at this time. Any future development of that portion of the site would be subject to subsequent review by the County. The project site lies between State Highway 29 to the east and Devlin Road to the west. Access would be provided from a new driveway on Devlin Road. No access is proposed or permitted from the highway. On-site parking for 73 vehicles, landscaping, and signage are also included with the proposal. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The project is proposed on a 3.85 acre parcel on the east side of Devlin Road, approximately 700 feet north of Sheehy Court within the Industrial Park: Airport compatibility (IP:AC) zoning district. APN: 057-250-006. Napa.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit with the proposed conditions of approval.

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

Applicant Contact: David Del Dotto (707) 333-9460 or dave@deldottovineyards.com

E. PORTOCORK / PORTOCORK USA / USE PERMIT P16-00436

CEQA Status: Consideration and possible adoption of a Negative Declaration. 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 use permit to construct a new light industrial concrete tilt-up building with approximately 54,915 square feet of floor area for warehousing, distribution and administrative office area for a cork stopper company. Access would be provided from two new driveways on Gateway Road East, including a shared driveway with the property to the north. A shared easement agreement between the two properties is already in place. On-site parking for 40 vehicles, landscaping, and signage are also included with the proposal. The request also includes a variation to the development regulations of the Napa Valley Business Park Specific Plan which requires a total of 53 parking spaces based on the floor area and use and to eliminate landscaping to accommodate the proposed shared driveway. 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 facility would operate 24 hours per day, seven days a week with an estimated maximum of 30 full-time employees. The facility is proposed on a 2.49 acre parcel on the north and west side of Gateway Road East, an "L-shaped" street, approximately 330 feet east of Devlin Road within the Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-210-041. Napa.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit and variation to the development regulations with the proposed conditions of approval.

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

Applicant Contact: Dustin Mowe (707) 258-3930 or dmowe@portocork.com

9. ADMINISTRATIVE ITEMS

10. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE
- 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 (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 Frost (By e-signature)
Melissa Frost, Clerk of the Commission

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