

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

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

**Wednesday August 15, 2018**  
**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>Dave Whitmer</i> <i>District # 2</i>	<i>CHAIR</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>VICE CHAIR</i> <i>Terry Scott</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](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**

The Clerk of the Commission request approval of Minutes for the meeting held on:  
August 01, 2018 (All Commissioners Present)

**5. AGENDA REVIEW****6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. REVISED DRAFT CLIMATE ACTION PLAN (CAP)**

**CEQA Status:** Staff and Ascent Environmental, Inc. are in the process of preparing an Environmental Impact Report (EIR) to be considered for certification by the Planning Commission at the time the final Climate Action Plan (CAP) is brought forward for adoption.

**Request:** Napa County proposes to adopt a CAP to identify measures and actions to reduce greenhouse gas (GHG) emissions consistent with State and regional guidance. A CAP is a document that includes policies, measures, and strategies to improve the health, safety, mobility, and livability of the greater community. The objectives of a CAP are to reduce GHGs, streamline CEQA review by serving as a "qualified GHG reduction plan," and prioritize measures to comply with California environmental and land use planning laws. The CAP provides measures, also referred to as GHG reduction strategies in the sectors of building energy, on road transportation, solid waste, off road vehicles and equipment, agriculture, land use change, and wastewater as further described in Chapter 3 of the CAP.

This CAP provides a comprehensive roadmap to address the challenges of climate change in unincorporated Napa County. Acting on climate change means both reducing GHG emissions from local sources in the unincorporated county and helping the community to adapt to climate change and improve the communities' resilience to climate change over the long term.

The key components of the climate action planning process represented in this CAP are: a baseline GHG emissions inventory; GHG emissions forecasts and reduction targets; local GHG emissions and reduction strategies and measures; a climate change vulnerability assessment; and implementation and monitoring mechanisms.

**Staff Recommendation:** Provide comments on the Revised Draft CAP and conduct a scoping meeting regarding the Notice of Preparation of a Draft EIR for the CAP.

**Staff Contact:** David Morrison, PBES Director, (707) 253-4805 or [david.morrison@countyofnapa.org](mailto:david.morrison@countyofnapa.org) or Jason R. Hade, AICP, Planner III, (707) 259-8757 or [jason.hade@countyofnapa.org](mailto:jason.hade@countyofnapa.org)

***(THIS ITEM SET TO BE DISCUSSED AT 9:00 AM)***

**B. ANTHONY BENISH / BENESSERE VINEYARD WINERY / USE PERMIT MAJOR MODIFICATION # P16-00432-MOD, EXCEPTION TO THE CONSERVATION REGULATIONS, AND ROAD & STREET STANDARDS EXCEPTION**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. Based on the analysis in 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 major modification of an existing winery use permit to: 1) increase production capacity from 40,000 gallons to 44,000 gallons; 2) increase the number of employees; 3) add daily visitation with tours and tastings by appointment only; 4) establish a formal annual marketing program; 5) add two outdoor tasting areas; and, 6) add on-premises consumption of wines in accordance with Business and Professions Code Sections 23358, 23390 and 23396. A Use Permit Exception to the Conservation Regulations and an Exception to the Napa County Road and Street Standards has also been requested to allow required improvements within the Napa River stream setback and to reduce the required improvements to the existing access driveway. The project is located on a ±42.61-acre site within the AP (Agricultural Preserve) zoning district at the terminus of Big Tree Road, ±1,600 feet east of its intersection with State Highway 29; 1010 Big Tree Road, St Helena; APN: 022-032-011.

**Staff Recommendation:** Adopt the Negative Declaration and approve the Exception to the Conservation Regulations, RSS Exception, and the Use Permit Modification, as conditioned.

**Staff Contact:** Wyntriss Balcher, Planner II, (707) 299-1351 or [wyntriss.balcher@countyofnapa.org](mailto:wyntriss.balcher@countyofnapa.org)

**Applicant Contact:** Tom Adams, (707) 252-7122; [TAdams@dpf-law.com](mailto:TAdams@dpf-law.com)

**ITEM CONTINUED FROM THE JULY 18, 2018, PLANNING COMMISSION MEETING.**

**8. ADMINISTRATIVE ITEMS - None**

**9. PLANNING MANAGER'S REPORT**

- DISCUSSION OF ITEMS FOR THE **SEPTEMBER 05, 2018 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. 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

**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 AUGUST 07, 2018 BY 5PM. 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