



A Tradition of Stewardship  
A Commitment to Service

## AGENDA

### NAPA COUNTY PLANNING COMMISSION

**Wednesday, August 20, 2014**  
**9:00 AM**

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#### COMMISSION MEMBERS

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<i>VICE - CHAIR</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>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>David Morrison</i>		<i>COMMISSION CLERK</i> <i>Melissa Frost</i>

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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, 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

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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](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 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 request approval of Minutes for the meeting held on:  
July 16, 2014 (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 - None****9. PUBLIC HEARING ITEMS****A. RAYMOND VINEYARDS AND CELLAR / RAYMOND VINEYARDS WINERY USE PERMIT MAJOR MODIFICATION APPLICATION NO. P11-00156**

**CEQA Status:** Mitigated Negative Declaration Prepared. According to the proposed Mitigated Negative Declaration, the project would have potentially significant effects on Hydrology/Water Quality and Transportation/Traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

**Request:** Approval of Use Permit Major Modification #P11-00156 requesting the following changes to the existing Raymond Vineyard Winery Use Permit, File No. U-89-46: ~~1) Increase daily tours and tastings from 400 to 500 visitors (400 public and 100 by appointment-only visitors);~~ 2) Adoption of a revised marketing plan to allow 50 total events, not to exceed 8 events per month: (a) 2 events per year for up to 500-people; (b) 4 events per year for up to 250-people; (c) 6 events per year for up to 150-people; (c) 12 events per year for up to 100-people; (d) 26 events per year for up to 50-people; and (e) One weekend per month in May through October to not include an event exceeding 100 persons; 3) No change in annual wine production of 750,000 gallons per year (averaged over 3 years not to exceed 900,000 gals in any one year); 4) Expansion of the domestic wastewater treatment system; 5) Construction of 50 additional parking spaces for a total of 130 parking spaces; 6) Inclusion of food pairing as part of wine tastings and tours; 7) Construction and use of an outdoor

demonstration kitchen as part of the tours and tastings experience; 8) Construction of a left-hand turn lane on Zinfandel Lane; 9) Recognition and remodeling of an existing 855 sq. ft. pool house used for private tastings; 10) Construction of a vineyard viewing platform; 11) Increase daily tours and tastings hours of operation from 10 am to 4 pm to 10 am to 6:30 pm; 12) Increase wine production hours of operation from 6 am to 6 pm to 6 am to 11 pm; 13) Increase the number of employees by 66 from 24 to 90; 14) Interior modifications, including the conversion of 10,670 sq. ft. of production space to accessory space, including relocating an entitled commercial kitchen from building "C" to building "A"; 15) Modify the existing conditions of approval to allow for outdoor events; 16) Conversion of the existing residential swimming pool to landscaping; 17) Recognition of an existing dog run and structures for use by visitor's pets; 18) Allowance of outdoor consumption of wine produced and purchased on-site within the outdoor visitation area between Building A and the existing residence, consistent with AB 2004 (Evans), and 19) Display of public art within one-acre of landscape. The project is located on a 60.72 acre lot located on the south side of Zinfandel Lane approximately 0.3 miles east of its intersection SR 29, within Agricultural Preserve (AP) zoning district. (Assessor's Parcel Number 030-270-013 &-031). 849 Zinfandel Lane, St. Helena, California, 94574

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

**Staff Contact:** John McDowell, Deputy Planning Director, (707) 299-1354 or [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)

**CONTINUED FROM JULY 16, 2014 MEETING**

**B. BELL WINE CELLARS USE PERMIT MAJOR MODIFICATION #P13-00055-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 included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval for a modification of Use Permits #U-90-42 and #03315-MOD to allow the following:

- a. Increase in the approved production capacity from 40,000 gallons to 78,000 gallons;
- b. Installation of a new subsurface drip wastewater system;
- c. Installation of a Transient Non-Community Water system including a new well and a water backflow prevention system;
- d. Remodel of the 6,298± sq.ft. winery barrel storage building to allocate a new 628 sq.ft. tasting room area; a 150 sq.ft. commercial kitchen for on-site marketing event meals and food pairings at tastings; a 210 sq.ft. meeting room; and add a 1,048 sq.ft. Mezzanine, for a total of 9,959± sq.ft. winery floor area with 1,450 sq. ft. exterior crush pad.
- e. Daily visitation increase from the approved 40visitors to a maximum 130 visitors per day; maximum 500 per week;
- f. On-premise consumption of the wines produced on-site in the winery or outside on the patio or lawns adjacent to the bocce ball courts;
- g. Increase of employees from seven 7 to 15; 8 full-time and 7 part-time; and,
- h. Modify the existing Marketing Events program from:
  1. Trade and Marketing Representatives with a maximum two (2) per week with a maximum twelve (12) guests, serving bread and cheese;
  2. Lunch or dinner for trade, press, VIP's a maximum six (6) per year, maximum eight (8) guests;
  3. Educational lunch for club or non-profit group maximum four (4) per year, maximum 40 guests;
  4. Harvest Festival, Grape Picking, Grape Stomp, etc., maximum two (2) per year, maximum 60 guests;

5. Open House by invitation (i.e. Napa Valley Wine Auction), maximum two (2) per year with maximum 200 guests, but no more than a maximum 30 at a given time.

To replace with:

1. Events for wine club members, wine education seminars and trade events with appetizers or full lunch or dinner, up to seven (7) per week (no more than 1 per day) with a maximum 60 guests, 10:00 am to 11:00pm;

2. Wine Auction-related and other major events such as the Napa Film Festival; accompanied by food and wine, sometimes with non-amplified musical program, up to twelve (12) per year with a maximum 200 guests, 10:00am to 11:00pm.

All marketing events will continue to be held in all of the various winery facilities, including the winery structure, bocce ball courts and picnic area. The events will last approximately 4-5 hours, depending on morning or evening schedule.

The project is located on a 7.8 acre parcel on the east side of the State Highway 29 frontage road, Washington Street, approximately 550 feet north of its intersection with Hoffman Lane and 0.9 miles south of the town of Yountville, within the AP (Agricultural Preserve) Zoning District; 6200 Washington Street, Yountville, CA APN: 036-110-030.

**Staff Recommendation:** Drop the item from the agenda for renoticing at a future date

**Staff Contact:** Wyntress Balcher; Planner II (707) 299-1351; [wyntress.balcher@countyofnapa.org](mailto:wyntress.balcher@countyofnapa.org)

**Applicant Contact:** Scott Greenwood-Meinert (707) 252-7122; [ScottGM@dpf-law.com](mailto:ScottGM@dpf-law.com)

**TO BE DROPPED FROM THE AGENDA FOR FUTURE RENOTICING**

#### 10. ADMINISTRATIVE ITEMS - None

#### 11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **SEPTEMBER 3, 2014 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
- #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

#### 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 8-14-14 BY 4:30 P.M. 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