

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

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

**Wednesday, August 03, 2016**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

### COMMISSION MEMBERS

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<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>CHAIR</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>VICE-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>

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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, 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 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 - None****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. TAYLOR FAMILY VINEYARDS / TAYLOR FAMILY VINEYARDS - USE PERMIT P15-00291-UP**

**CEQA Status :** Consideration and possible adoption of Categorical Exemptions pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, which exempts construction and operation of small wineries; Section 15305, Class 5, which exempts minor lot line adjustments that do not result in the creation of any new parcel; and Appendix B, Class 3 of the Napa County's Local Procedures for Implementing the California Environmental Quality Act. 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 establish a 15,000 gallon per year winery with the following components: (1) Conversion of an existing 1,600 square foot barn for winery production to include a 400 square foot barrel storage area, 80 square foot restroom, 400 square foot tasting room, 120 square foot laboratory, and 600 square foot production area; (2) Construction of a 400 square foot covered crush pad; (3) Hours of operation: 7:30 AM to 6:00 PM (production hours, except during harvest) and 10:00 AM to 6:00 PM (hospitality hours), seven (7)-days a week; (4) Employment of two (2) employees (one (1) full time and one (1) part-time); (5) Employee hours: 7:30 AM to 6:00 PM, 1 shift; (6) Construction of five (5) parking spaces (four standard spaces and one ADA space); (7) Lot line adjustment with the adjoining parcel to the north (APN 039-040-031); (8) Improvement of the existing driveway to a width of 20-feet from proposed winery to Silverado Trail; (9) Expansion of an in-ground wastewater treatment system; (10) Installation of two 10,000 gallon water tanks; (11) Installation of a left-turn lane from Silverado Trail to the project driveway; (12) Visitation of a maximum

of 17 visitors per day; maximum 119 visitors per week; and (13) Marketing Program to include ten events per year for a maximum of 30 guests per event and one (1) wine auction event per year with a maximum of 75 guests. The project is located on a 21.1 acre parcel within the Agricultural Preserve (AP) zoning district and accessed via a private driveway located off Silverado Trail; 5991 Silverado Trail, Napa, CA 94558; APN: 039-040-016.

**Staff Recommendation:** Find the project Categorical Exempt and approve the Use Permit, as conditioned.

**Staff Contact:** Jason R. Hade, AICP, Planner III, (707) 259-8757 or [jason.hade@countyofnapa.org](mailto:jason.hade@countyofnapa.org)

**Applicant Contact:** Sandra Taylor Carlson, 1194 Jerome Way, Napa, CA 94558, (707) 225-7254

**B. THIS ITEM IS SET TO BE DISCUSSED AT 1:30 PM**

**YOUNTVILLE HILL WINERY / CS2 WINES, LLC - USE PERMIT AND AN EXCEPTION TO THE CONSERVATION REGULATIONS (P13-00279); VARIANCE (P13-00417); AND, VIEWSHED (P13-00416) PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT**

**CEQA Status:** Napa County and its consultant, Ascent Environmental, Inc., have completed a draft environmental impact report (DEIR) that analyzes the potential environmental impacts of the Yountville Hill winery proposed on a 10.89 acre site located at 7400 St. Helena Highway, in unincorporated Napa County. The DEIR was released for a public and agency review and comment period that began on July 1, 2016. The public comment period is scheduled to conclude at 5:00 p.m. on August 15, 2016. Interested agencies, organizations and members of the public are invited to submit written comments to Planning staff within the comment period. Oral or written comments may also be submitted to the Planning Commission during this agenda hearing.

**Request:** This is a public hearing to receive comments regarding the DEIR that has been prepared to analyze the direct, indirect and cumulative environmental impacts that could occur as a result of approval of the proposed project. The proposed project consists of a request to establish a new winery on the subject site with an annual production capacity of 100,000 gallons. The 10.9 acre project site is located on the east side of State Route 29 approximately ¼-mile south of the Yount Mill Road / State Route 29 intersection. APN's: 031-130-028 & 029. 7400 St. Helena Hwy, Napa.

The Commission is also asked to consider a request from Shute, Mihaly & Weinberger LLP, representing Save Yountville Hill to extend the public review and comment period on the DEIR, from 45 days to 90 days.

**Staff Recommendation:** Open the public hearing, accept public comments on the DEIR, and close the public hearing on the DEIR. Extend the public comment and review period for an additional 15 days, adjusting the date of the end of the comment period from August 15, 2016, to August 30, 2016, for a total of 60 days.

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

**Applicant:** Eric Sklar, (707) 484-8656 or [ericsklar@gmail.com](mailto:ericsklar@gmail.com)

**Applicant's Representative:** Lester Hardy, (707) 967-9610 or [lester@lhardy.com](mailto:lester@lhardy.com)

**THIS ITEM IS SET TO BE DISCUSSED AT 1:30 PM**

## 10. ADMINISTRATIVE ITEMS

### A. ADOPTION OF THE 2016 STANDARD CONDITIONS OF APPROVAL

**CEQA Status:** General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

**Request:** Consideration of and recommendation to the Board of Supervisors regarding adoption of the updated 2016 Standard Conditions of Approval for: (1) Winery projects; (2) Other Non-Residential/Residential projects; and (3) Specific Plan Area (Napa Valley Business Park) projects. Upon adoption by the Board, the updated standard conditions will be applied to all new discretionary projects and to any future modifications in the County.

**Staff Recommendation:** Receive staff presentation, solicit any public comments, conduct Commission discussion and continue the item to August 17, 2016 for final recommendation.

**Staff Contact:** Charlene Gallina, Supervising Planner, 299-1355 or [charlene.gallina@countyofnapa.org](mailto:charlene.gallina@countyofnapa.org)

## 11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **AUGUST 17, 2016 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

## 12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

## 13. 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

## 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 7-27-16 BY 5:00 PM. 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