

AGENDA

NAPA COUNTY PLANNING COMMISSION

**Wednesday
September 18, 2013
9:00 AM**



A Tradition of Stewardship
A Commitment to Service

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 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:
June 5, 2013 (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. NAPA COUNTY JAIL PROJECT.
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT.
APN's: 046-370-021 (Pacific Coast Parcel) and 046-370-024 (Boca Parcel).**

CEQA Status: Napa County has completed a draft environmental impact report (DEIR) analyzing the potential environmental impacts of the County Jail Project, which includes acquiring property and constructing a new jail on approximately 15 to 20 acres in unincorporated Napa County. The DEIR was released for public and agency review and comment beginning August 16, 2013. The public comment period is scheduled to end at the close of business on September 30, 2013. Interested agencies, organizations, and members of the public are encouraged to submit written comments to planning staff prior to that date. Oral or written comments may also be submitted to the Planning Commission during this agenda hearing or at another hearing scheduled for this purpose on September 18, 2013 (tonight) at 6:00 PM in the Hall of Justice Training Room, 1125 Third Street in Napa.

Request: This is a public hearing to receive comments regarding the Draft Environmental Impact Report (EIR) that has been prepared to analyze potential direct, indirect and cumulative environmental impacts as a result of the proposed Napa County Jail Project.

Under the project, the County would acquire property and construct a new jail with an initial capacity of 366 beds and core support facilities designed to accommodate expansion up to 526 beds in the

event the County needs to add bed capacity at some point in the future. Ancillary facilities would include a storage and maintenance unit, administrative offices, food services, laundry, medical and mental health units, programming rooms, visiting areas, and inmate intake and release. Additionally, a staff-secure facility would be constructed to house 50 to 100 additional inmates, and would serve as a transitional step for inmates moving back to the community. The existing jail, located in downtown Napa, would remain in use as a day-holding facility for pre-trial inmates with Court appointments, and would also continue to accommodate County offices and meeting space. Construction will be phased, beginning with the construction of 366 beds and/or the staff-secure facility. The construction schedule is contingent upon funding for property acquisition and construction. Additional phasing to construct the additional 160 beds is unknown and unforeseeable at this time. Following site-selection, the project would involve a General Plan amendment to re-designate the site from "Study Area" to "Public Institutional." City of Napa, Napa Sanitation District (NSD), and Local Agency Formation Commission (LAFCO) approvals would be required to provide water and sewer services to the site.

Staff Recommendation:

Public hearing only. No action is requested.

Staff Contact:

Brian Bordona, 259-5935 or email:brian.bordona@countyofnapa.org.

B. DARIOUSH KHALEDI WINERY, LLC / DARIOUSH KHALEDI – DARIOUSH WINERY USE PERMIT MODIFICATION - USE PERMIT # P13-00178-MOD

CEQA Status: Consideration and possible adoption of a Subsequent Negative Declaration. New environmental effects resulting from proposed changes, altered conditions or new information are addressed in the Initial Study; there are no changes proposed in this project which require major revisions to the previous environmental document. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to modify prior Use Permits # U-547879, # 99008-MOD, # 02301 and # P12-00197-MOD to allow the following: 1) Increase total winery facility size from 32,868 sq. ft. to 72,751 sq. ft.; 2) Increase the winery production area from 23,774 sq. ft to 52,452 sq. ft. with construction of an expanded covered crush pad, additional stainless storage area, barrel and case goods storage areas; 3) Increase winery accessory use areas 9,904 sq. ft. to 20,299 sq. ft. with construction of new or remodeled office, break room kitchen, conference and service areas; 4) Add capacity to the existing Lyve wastewater processing facility; 5) Increase the number of employees from 14 full-time and 6 part-time to 35 full-time and 20 part-time; 6) Increase on-site parking from 45 to 86 spaces with expansion of truck and parking circulation areas; and 7) Allow on-site sale and consumption of wine pursuant to AB 2004 (Evans). No changes to existing winery production levels, hours of operation, visitation or marketing program are proposed. The project is located on an approximately 31.49 acre parcel on the east side of Silverado Trail, approximately 0.75 mile (3,985 feet) north of the intersection with Soda Canyon Road, 4240 Silverado Trail, Napa, CA 94558, APN 039-400-084.

Staff Recommendation: Adopt the Subsequent Negative Declaration and approve the Use Permit Modification as conditioned.

Staff Contact: Ronald Gee, (707) 299-1351, ronald.gee@countyofnapa.org

Representative Contact: Chuck Meibeyer, (707) 255-2729

C. 2013 AMENDMENTS TO THE 1986 AIRPORT INDUSTRIAL AREA SPECIFIC PLAN & CONSISTENCY REZONING (P13-00139-SP & P13-00280-RZ):

CEQA Status: Consideration and recommendation to the Board of Supervisors adoption of a Categorical Exemption pursuant to Section 15305 of the California Environmental Quality Act, Class 5, which exempts alterations to land use limitations. The project area area is on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

Request: (1) Recommend the Board of Supervisors amend the 1986 Airport Industrial Area Specific Plan (AIASP) to:(A) Revise the AIASP Summary Map and text related to property owned by Larry Atkins, et al., located approximately 1.3 miles west of State Route 29 and 1/3 of a mile north of Green Island Road, Assessor's Parcel Number 057-040-007, changing its designation from Airport to Business/Industrial; (B) Change County department and commission references in the AIASP to reflect recent County department reorganization; (2) recommend the Board of Supervisors rezone a portion Assessor's Parcel Number 057-040-007 from I:AC (Industrial: Airport Compatibility District) to IP:AC (Planned Industrial:Airport Compatibility District); and, (3) Discussion and possible recommendation to the Board of Supervisors on renaming the Airport Industrial Area as suggested by the Blue Ribbon Committee.

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a recommendation to the Board of Supervisors on the requested actions.

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

10. ADMINISTRATIVE ITEMS - ESTIMATED TIME OF DISCUSSION 11:00 AM

A. TRAVEL BEHAVIOR SURVEY INFORMATIONAL PRESENTATION

Request: Informational presentation regarding an ongoing traffic study, called a "travel behavior survey." Kevin Johnson, a transportation planner with Fehr & Peers, who is working under contract to the Napa County Transportation and Planning Agency (NTCPA), will summarize the ongoing study and answer questions. The study is intended to provide detailed information regarding automobile trips within Napa County, including trips by employees, residents, and visitors.

Staff Recommendation: Informational item. No action is necessary.

Staff Contact: Hillary Gitelman, 253-4805 or hillary.gitelman@countyofnapa.org.

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **OCTOBER 2, 2013 ALUC MEETING**
- DISCUSSION OF ITEMS FOR THE **OCTOBER 2, 2013 REGULAR PC 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
- #P09-00185-UP, 1 year after occupancy - Ca' Nani Winery
- #P10-00206-UP, 1 year after occupancy for visitation - Caravan Serai
- #P10-00123-MOD, 1 year after occupancy - MJA Vineyards
- #P11-00164-MOD, 1 year after occupancy - Oakville Grocery
- #P12-00436 - Cottage Food Ordinance, April 2014 Status Review

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 9-10-13 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