

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, September 21, 2016
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>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>

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 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 requests approval of Minutes for the meetings held on:

August 3, 2016 (All Commissioners present)

August 17, 2016 (All Commissioners present)

September 7, 2016 (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****A. NAPA VAULT STORAGE FACILITY - BARNSTABLE LTD, LLC/STORAGE TECH, LLC - USE PERMIT P14-00296-UP & TENTATIVE MAP P15-00298-TM**

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological Resources and Hydrology & Water Quality unless mitigation measures are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: A request for approval of a use permit to allow the construction of 130 personal storage units and common area contained in 11 buildings, where 128 units are to be sold as individual storage condominiums. The request also includes approval a modification of Tentative Map #P09-00100-PM to create 128 condominium storage units, one owner's common area, and one storage unit. The building area in total will be 152,348 sq.ft, concrete tilt-up construction, 26-35.3 feet in height, with an earth-toned pallet and stone accents. Frontage improvements include landscaping featuring trees, native plants, boulders and a 10' wide multi-use trail. In addition, seven restrooms are proposed, 13 parking stalls, an on-site waste disposal system, a new well and water system, and one storage tank. The 63-foot wide aisles will allow parking in front of each storage unit. Total site coverage would be 309,465 sq.ft. The site will be operated and maintained by an owners association (OA) of 128 owners. No employees are proposed. There will be covenants, conditions, and restrictions recorded on the property and enforced by the OA. The project proposes to utilize the same setback from Suscol Creek as the originally approved project and requests consideration of the same approved development exception to allow the 75-foot setback from Suscol Creek instead of

the required 150-feet, with environmental enhancement of the site area within 75-feet of the creek. The project is located on a 10.32-acre parcel on the south side of Soscol Ferry Road, approximately 1400 feet west of its intersection with Napa-Vallejo Highway (State Route 12/29) within the Napa Valley Business Park Specific Plan (NVBPSP), and a GI:AC (General Industrial: Airport Compatibility) zoning district. APN: 057-170-018;1055 Soscol Ferry Rd., Napa, CA 94558.

Staff Recommendation: Continue the item to the regular meeting of October 5, 2016.

Staff Contact: Wynness Balcher (707) 299-1351 or wynness.balcher@countyofnapa.org

Applicant Contact: Erik Bedford (707) 226-1458, erik@cityvault.com and Beth Painter (707) 337-3385 or beth@bnpapa.com

CONTINUED FROM THE JULY 20, 2016 AND THE AUGUST 21, 2016 REGULAR PLANNING COMMISSION MEETINGS.

STAFF REQUESTS THIS ITEM BE CONTINUED TO THE OCTOBER 5, 2016 REGULAR MEETING.

9. PUBLIC HEARING ITEMS

A. KENZO ESTATES / KENZO ESTATES, INC / USE PERMIT MAJOR MODIFICATION P15-00293-MOD

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

Request: Approval for a modification of the previous project approvals (Use Permit 03513-UP, Very Minor Modification #P08-00196-MODVMIN, Very Minor Modification #P08-00635MODVIN, Very Minor Modification #P09-00334-VMOD, Very Minor Modification #P10-00025-VMM, Very Minor Modification #P11-00487-VMM, Minor Modification #P12-00434-MOD) for an existing 85,000 gallons per year winery to allow the following: (a) Increase production from 85,000 gallons to 102,000 gallons annually; (b) Increase daily tours and tastings by appointment from a maximum of 25 daily visitors and 75 weekly visitors to a maximum of 50 visitors Monday-Thursday and 100 visitors Friday-Sunday for the months May through October with a weekly maximum of 250 visitors; and for 50 visitors Monday-Thursday and 75 visitors Friday-Sunday for the months November through April with a weekly maximum of 150 (Tours and Tastings will not exceed 50 visitors on days when marketing events are held); (c) Modify the approved Marketing Plan from 25 events with 50 guests maximum per year and two (2) events with 150 guests maximum per year to 36 events per year with 50 guests maximum, four (4) events per year with 150 guests maximum, and two (2) events per year with 75 guests maximum; (d) Increase the number of employees from nine (9) full-time and two (2) part-time employees to 17 full-time and six (6) part-time seasonal employees; (e) On-site premises consumption of wines produced on site within the hospitality building and enclosed/outdoor patio spaces in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (f) Expand the existing wastewater treatment and disposal systems to handle the increase in winery process wastewater; and (g) Removal of the previous condition of approval imposing a 25% winery production limitation on custom grape crush producers. The project also includes a Napa County Road and Streets Standards Exception request to the Public Works Director to allow for an exception to the requirement to install a left turn lane on Monticello Road. The project will incorporate specific operational characteristics designed to limit the number of trips turning left into the site, including directing daily and marketing event visitors to arrive from Napa. Additionally, the applicant has previously improved SR-121/Monticello Road in the form of an eight-foot wide shoulder along the

north side of the road, a total length of 500 feet, centered on (and across from) the project entry driveway, based on Caltrans' request at the time of the original development on the site. This widening provides an area where westbound traffic on Monticello Road can carefully bypass a waiting left- turning vehicle, if necessary. Pursuant to the Napa County Road and Street Standards, the approval authority for this exception is the Public Works Director because the exception is located within a public right of way. This request has been tentatively approved by the Public Works Department, as stated in their memo dated May 6, 2016. Formal action on this exception will be taken by the Public Works Director after the Planning Commission makes a decision on the Use Permit Modification application as a whole. There are no changes to the 53,145 sq. ft. existing winery facility, inclusive of 18,000 sq. ft. of existing wine caves, winery hours of operations (7:00 AM to 6:00 PM), visitation hours (9:00 AM to 4:00 PM), marketing event hours (7:00 PM to 10:00 PM Fridays and on weekends, and from Noon to 2:30 PM on weekends) or increase in the number of parking spaces (22 spaces) as part of this proposal. The project is located on a 36.13 acre parcel, within the AW (Agricultural Watershed) zoning district on the west side of a private road approximately 3,500 feet south of its intersection with State Route 121/Monticello Road; 3200 Monticello Road, Napa CA 94558; APN: 033-110-075.

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

Staff Contact: Charlene Gallina, (707) 299-1355 or charlene.gallina@countyofnapa.org

Applicant Contact: Tom Adams, (707) 252-7122 or tadams@dpf-law.com

B. VERIZON WIRELESS RAGATZ LANE SITE / GTE MOBILNET OF CALIFORNIA - USE PERMIT (#P16-00193-UP)

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to Section 15303 (d) of the California Environmental Quality Act (CEQA), Class 3, which exempts construction of new small structures or conversion of small structures. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: Approval to: (1) construct a 65' tall telecommunication facility designed as a faux water tower; (2) install up to twelve (12) panel antennas inside the proposed water tower; (3) install two (2) small GPS antennas at the ground mounted equipment level; and one 24" solid microwave dish on the tower at approximately 45' above final grade; (4) place the tower and associated ground-mounted equipment within a 22' by 22' lease area (approximately 484 square feet) on the southwestern portion of the property; (5) install approximately 200' of overhead line between the proposed facility and the closest existing power pole to the south; and (6) construct a 8' tall wooden fence to screen the ground-mounted equipment; (7) install a 24-hour emergency diesel-powered back-up generator within the fenced lease area; (8) install emergency notification signs on the site; and (9) use existing roadways and parking areas to support the proposed facility. The facility would be located on the far southwest portion of an approximately 36.42-acre site on the east side of Highway 29, at the easterly terminus of Ragatz Lane and east of the intersection of Ragatz Lane and Trubody Lane, within an Agricultural Preserve (AP) zoning district, Assessor's Parcel 036-120-001 at 1181 Ragatz Lane, Napa CA, 94562.

Staff Recommendation: Find the project Categorically Exempt and approve the Use Permit subject to recommended conditions.

Staff Contact: Jerry Haag, Staff Telecommunication Planning Consultant, 510-644-2105, jphaag@pacbell.net; or John McDowell, Deputy Planning Director, 707-299-1354,

john.mcdowell@countyofnapa.org

Applicant Contact: Peter Hilliard, On Air LLC, 707-933-9633, philliard@onairllc.com

C. AGRICULTURE DEFINITION ORDINANCE /COUNTY OF NAPA / P16-00344-ORD

CEQA Status: The proposed amendment is consistent with the 2008 General Plan as adopted by Napa County, and is consistent with the Environmental Impact Report (EIR) as certified by Napa County for the General Plan. Therefore, pursuant to 14 California Code of Regulations (State California Environmental Quality Act (CEQA) Guidelines), Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), no additional environmental review is required and CEQA is not applicable.

Request: Consideration and recommendation for adoption of a County sponsored ordinance to conform the definition of agriculture in the Napa County Code with the definition of agriculture adopted in the 2008 Napa County General Plan (See Attachment A).

Title of Ordinance: An Ordinance of the Board of Supervisors of Napa County, State of California, Amending Sections 18.08.040, 18.16.030, 18.20.030, 18.64.030, and 18.104.220 of Title 18 (Zoning) of the Napa County Code Regarding the Definition of Agriculture.

Staff Recommendation: Recommend that the Board of Supervisors find that the proposed project falls within the scope of the General Plan Program EIR and adopt the proposed ordinance.

Staff Contact: David Morrison, Director, at (707-253-4805 or david.morrison@countyofnapa.org)

10. ADMINISTRATIVE ITEMS - None

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **OCTOBER 5, 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 9-14-16 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