

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, September 07, 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 - 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**

- A. **DEFINITION OF AGRICULTURE ZONING ORDINANCE TEXT AMENDMENT - COUNTY OF NAPA**

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: Recommend 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.

Title of Ordinance: An Ordinance of the Board of Supervisors of Napa County, State of California, Amending Section 18.08.040 of Chapter 18.08 of Title 18 of the Napa County Code Regarding the Definition of Agriculture.

Staff Recommendation: Drop item from agenda to be heard at future noticed date.

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

TO BE DROPPED FROM THE AGENDA FOR RE-NOTICING

9. PUBLIC HEARING ITEMS**A. SLEEPING GIANT WINERY- COSTA DEL SOL, LLC. - USE PERMIT NO. P15-00284-UP**

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 of a Use Permit to allow the construction of a new 30,000 gallon winery with the following characteristics: a) Demolition of an existing 1,138 sf barn to be replaced by the construction of a two-story 12,745 sf winery building which includes a 4,366 sf crush pad. Overall building height is 30 feet to the ridgeline and 35 feet to the top of cupolas. A 1,196 sf outdoor terrace is also proposed; b) Removal of two (2) abandoned wells and two (2) water storage tanks; c) Daily tours and tastings by appointment with catered food and wine pairings for 10 daily visitors Monday-Thursday and 15 visitors per day Friday-Sunday, 85 visitors maximum per week; d) A marketing program consisting of six (6) events annually with 50 guests (catered); e) Five (5) full-time and one (1) part-time employees; f) Hours of operation for winery production is 7:00 am to 7:00 pm and for visitation 10:00 am to 6:30 pm (Daily); g) On-premises consumption of wines produced on site in the tasting room and outdoor terrace in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004-Evans Bill); h) Construction of a new code compliant wastewater facility; i) Construction of an unregulated water system; j) Installation of one (1) 50,000 gallon fire water storage tank, two (2) 5,000 gallon process wastewater storage tanks, and one (1) 5,000 gallon irrigation water storage tank, and one (1) 2,000 gallon domestic and process water storage tank; k) Construction of 12 parking spaces; l) Removal of 0.50 acre of vineyards; m) Undergrounding of existing overhead utility power line to the site; n) Extension of the recycled water line from Las Amigas Road to be use for irrigation of vineyards and project landscaping; o) Upgrade of the existing driveway to Napa County Roads and Streets Standards; and p) Construction of a new entry gate. The project is located on a 11.41 acre parcel, within the AW (Agricultural Watershed) zoning district on the north side of Las Amigas Road, approximately a ½ mile west of its intersection with Cuttings Wharf Road; 2258 Las Amigas Road, Napa CA; APN: 047-290-031.

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

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

Applicant Contact: Jeffrey Redding, 2423 Renfrew Street, Napa, CA 94558; (707) 255-7375 or jreddingaicp@comcast.net

B. BEAU VIGNE WINERY - ED SNIDER DBA BEAU VIGNE - USE PERMIT MAJOR MODIFICATION NO. P15-00200-MOD

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have a potentially significant environmental impacts in the following area: Noise. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of modification of Use Permit # U-708384 to allow the following: 1) Increase annual production capacity from 8,000 to 14,000 gallons; 2) Demolition of the existing winery building, crush pad, residence, and outbuildings; 3) Construction of a new 5,807 sf. winery production building to include: a) Construction of a 2,673 sf. covered crush pad and a 1,133 sf. receiving area; b) Construction of a 4,473 sf. outdoor pallet storage area (also temporary location of mobile bottling truck); 4) Construction of a new 1,773 sf. office/hospitality building to include a 1916 sf. covered porch, breezeway, and terrace; 5) Construction of 11 visitor and three (3) employee parking spaces, total 14 parking spaces; 6) Increase employment to three (3) full time employees and one (1) part-time employee; 7) Add daily visitation of 10 visitors per weekday; 15 on weekends, maximum 80/week; 8) Change days of operation to 7 days; no change in the hours of operation which are: 8:00 am to 8:00 pm; 9) Add a Marketing Program for one (1) event/month for 25 guests, and two (2) per year for 30 guests, where all food will be catered, all event activities will occur within the office/hospitality building, and will be scheduled between 11:00 AM-4:00 PM or 2:00 PM-10:00 PM; 10) On-premise consumption of wines produced on-site within the proposed hospitality building and outdoor courtyard area, consistent with the Business and Professions Code §23356, §23390, and §23396.5; 11) Installation of one 61,000 water storage tank (27' diameter and 17' high) for fire protection; 12) Construction of a new driveway to County winery standards to improve the internal circulation on the property; 13) Construction of a left turn lane on Silverado Trail; 14) Removal of approximately 0.6 acres of vineyard; 15) Construction of a new well, installation of new water, wastewater, and fire suppression systems; and, 16) Installation of site landscaping. The project is located on a ±7.96-acre parcel and on the west side of Silverado Trail approximately 190 feet north of its intersection with Petra Lane and approximately 625 feet north of its intersection with Soda Canyon Road, within the Agricultural Preserve (AP) zoning district; 4057 Silverado Trail, Napa; APN: 039-390-016.

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

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

Applicant Contact: Jeff Redding, Land Use Planning Services, (707) 255-7375, jreddingaicp@comcast.net

C. CHANTICLEER WINERY, GEORGE GRODAHL, USE PERMIT P14-00304-UP AND VARIANCE P14-00305-VAR

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 of a use permit to allow the construction of a new 10,000 gallons annually winery with the following characteristics: a) Demolition of an existing approximately 3,500 square foot barn (to be replaced by new winery building); b) Approximately 5,400 square foot winery building consisting of 4,800 square foot first floor and 600 square foot mezzanine, with a "living vegetated" roof; c) Approximately 1,500 square foot covered crush pad and outdoor work area; d) Approximately 8,900 square feet of caves including an approximately 550 square foot bottle storage room; e) Covered storage, trash, and recycle enclosure; f) Tours and tastings by appointment only with a maximum of 10 people per day; g) Marketing program of one (1) marketing event per month for a maximum of 25 persons per event and events may be catered; h) Hours of operation daily 8 am to 6 pm (production) and 10 am to 6 pm (visitation); i) Two (2) full-time and two (2) part time employees; j) Six (6) parking spaces for visitors and employees; k) One (1) loading dock; l) 50,000 gallon fire water

tank and 5,000 gallon domestic water tank; m) Improved access driveways and walkways; n) Installation of storm drainage facilities and water conveyances; o) Wastewater treatment and disposal facilities; and p) Fire suppression equipment and facilities.

The project also includes an Exception to the Napa County Road and Streets Standards (RSS) request to the Public Works Director to allow for an exception to install a left turn lane on Solano Avenue. Furthermore, the project includes an application for a variance to allow the construction of the winery within the required 300 foot winery setback from Vineyard View Drive (private road). The winery is proposed approximately 55 feet from the centerline of Vineyard View Drive on the footprint of the existing storage barn. The project is located on a 40-acre parcel on the west side of Solano Avenue, south of the Town of Yountville. The site address is 4 Vineyard View Drive; APN: 034-150-045.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit and Variance with the proposed conditions of approval.

Staff Contact: Emily Hedge, (707) 259-8226 or emily.hedge@countyofnapa.org

Applicant Representative: Jeff Redding, Land Use Planning Services, 2423 Renfrew Street, Napa, 94559, (707) 255-7375

10. ADMINISTRATIVE ITEMS - None

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **SEPTEMBER 21, 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 9-1-16 BY 4:00 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