

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, March 15, 2017
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Joelle Gallagher</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>VICE CHAIR</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>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 issues 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 meeting held on:
March 01, 2017 (All Commissioners present)

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS****A. SOUTH WHITEHALL LANE DEVELOPMENT, LLC / WHL WINERY / USE PERMIT (P15-00215-UP) & ROAD AND STREET STANDARDS EXCEPTION REQUEST**

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 gallon winery with the following characteristics: (a) a new 6,812 sq. ft. winery building with an 1,230 sq. ft. unenclosed covered crush pad area, bottling to be handled by a mobile bottling service on an as needed basis within the unenclosed crush pad area; (b) a 384 sq. ft. pump house and trash enclosure; (c) on-site parking for two (2) vehicles; (d) a new driveway adjoining the west property line; (e) fewer than 10 full and part time employees; (f) hours of operation from 6:00 AM to 6:00 PM, seven days per week; (g) four (4) water storage tanks with a capacity of 10,000 gallons each for fire protection, domestic and irrigation; and (h) Installation of a wastewater treatment system. No tours and tastings or marketing events are proposed. The request also includes an exception to the County's Road and Street Standards (RSS) to allow widths of less than 22-feet for two existing portions of the South Whitehall Lane shared access drive. The project is located on a 19.97-acre parcel within the Agricultural Preserve (AP) zoning district on the southeast side of South Whitehall Lane (a shared private access drive), approximately 630-feet west of the bend in the road or approximately 0.6 miles south of Whitehall Lane. 1561 South Whitehall Lane, St. Helena, CA 94574. APN: 027-460-013.

Staff Recommendation: Continue the item to the regular meeting of April 5, 2017.

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

Applicant Contact: Donna B. Oldford, Plans4Wine, 2620 Pinot Way, St. Helena, CA 94574,
(707) 963-5832

ITEM CONTINUED FROM THE FEBRUARY 15, 2017 PLANNING COMMISSION MEETING.

B. RAYMOND VINEYARD AND CELLAR, INC. / RAYMOND – TICEN RANCH WINERY / USE PERMIT MAJOR MODIFICATION #P15-00307 – MOD

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP). According to the MND, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures related to potential impacts to Biological Resources and Tribal Cultural Resources. This proposed project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Major Modification (P15-00307 – MOD) to amend the existing entitlements allowing the operation of Raymond Vineyard and Cellars' Winery (Raymond Winery) with visitation and marketing events at 849 Zinfandel Lane, south of the City of St. Helena. The request consists of operational changes that include: 1) addition of the Ticen Ranch property, located at 1584 St. Helena Highway, into Raymond Winery operations, with conversion of the Ticen Ranch residence and barn into winery visitation and administration space; 2) extension of winery operating hours until 11:00 p.m. during harvest (August through November) and visitation hours until 6:30 p.m. year round; 3) allowance for on-site consumption of wine in specified areas on the properties; and 4) allowance for up to half of Raymond Winery's currently permitted, annual marketing events to be held outdoors. The request includes modifications to the development of the Raymond Winery and Ticen Ranch parcels that include a new access driveway to the Raymond Winery from St. Helena Highway and across the Ticen Ranch parcel, as well as construction of a vineyard viewing platform, 61 new parking stalls between the two existing parcels, improvements to the existing sanitary wastewater treatment system, and installation of two, 10,000-gallon, water storage tanks. The application also includes requests to legitimize an existing, noncompliant number of employees (90 full-time, part-time and seasonal) and additional site modifications and conversions of building use that are already in place but that were completed without benefit of County permit approvals. The properties at 849 Zinfandel Lane and 1584 St. Helena Highway (Assessor's Parcel Nos. 030-270-013 and 030-270-012, respectively) are under common ownership, have a General Plan land use designation of Agricultural Resource (AR) and are located in the Agricultural Preserve (AP) District.

Staff Recommendation: Adopt the MND and MMRP and approve the requested Use Permit Major Modification, as conditioned.

Staff Contact: Dana Ayers, Planner III; (707) 253-4388 or email address dana.ayers@countyofnapa.org

Applicant's Representative: Donna Oldford, Plans4Wine; (707) 963-5832 or email address DBOldford@aol.com

ITEM CONTINUED FROM JANUARY 18 AND FEBRUARY 1, 2017, REGULAR MEETINGS


C. ROBERT DELEUZE AND BRETT DELEUZE / ZD WINES / USE PERMIT MAJOR MODIFICATION NO. P16-


16-00026-MOD

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 1: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Section 15301, Existing Facilities, which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B, under Class 1 (Existing Facilities), #1(a) reconstructing, resurfacing, and/or seal coating of the pavement]. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Major Modification to an existing 70,000 gallon winery (#U-697778 and #U-90-42) to allow the following: 1) re-allocate and rearrange the 33 existing parking spaces and add approximately ±729 sq. ft. of pervious surfaces to the existing asphalt surface to allow all parking stalls a full nineteen feet in length; 2) re-allocate 56 sq. ft. of existing building area to expand the 815 sq. ft. second floor tasting room area to a total of 871 sq. ft.; 3) remodel and expand the existing 622 sq. ft. second floor deck, adding a partial covering for a total of 1,228 sq. ft. in area; 4) to confirm 25 full-time employees, 10 part-time employees; 5) to confirm the daily visitation level of 225 visitors; and, 6) to modify the on-premises consumption of wine condition (Permit #P14-00041 VMM) to include the "Vineyard View Room" with "Deck A and Deck B", in accordance with Business and Professions Code Sections 23358, 23390 and 2.3396.5. There is no expansion in the footprint of the winery building or increase in production. The project is located on a 5.75± acre parcel on the west side of Silverado Trail, approximately one mile northwest of Skellenger Lane and one mile southeast of Sage Canyon Rd., within the Agriculture, Watershed and Open Space General Plan land use designation and within the Agricultural Preserve zoning district. 8383 Silverado Trail, Napa. APN: 030-200-005.

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve the Use Permit Major Modification, as conditioned.

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

Applicant Contact: David B. Gilbreth, 1152 Hardman Ave, Napa, CA 94558, 707-337-6412 ; davidgnapa@icloud.com

9. ADMINISTRATIVE ITEMS**10. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE **APRIL 05, 2017 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

11. COMMISSIONER COMMENTS / COMMITTEE REPORTS**12. 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

13. 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 3-09-17 BY 5:00PM. 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

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