

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday April 18, 2018
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>CHAIR</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>VICE CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Jeri Hansen</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>Lashun Fuller</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

The Clerk of the Commission request approval of Minutes for the meeting held on: April 4, 2018 (Commissioner Cottrell was excused).

5. AGENDA REVIEW**6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. BLOSSOM CREEK HORSE BOARDING AND TRAINING FACILITY / ROBERT FISH / USE PERMIT #P17-00140-UP**

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 operate a commercial facility for the board and care of horses to include: 1) the boarding of a maximum of 12 horses (property owner's horses and horses boarded by outside owners); 2) horse training and lessons for horse owners and visitors; 3) a summer camp consisting of three (3) one-week training sessions (approximately 8 students, Monday-Friday); 4) two employees; 5) use of the existing barn, arena, and round pen; 6) use of eight existing parking stalls; 7) construction of an accessible restroom in the existing barn; and 8) daily hours of operation: boarding 24 hours a day; employees 8:00 a.m. - sunset; non-residence boarder access 8:00 a.m. - sunset; training Monday through Saturday 8:00 a.m. – 6 p.m. The project is located on a 6.85-acre parcel on the west of State Highway 128, northwest of the city of Calistoga. 3547 State Highway 128, Calistoga, CA. APN: 017-110-052. The parcel has a split General Plan designation of Agricultural Resource (AR) and Agriculture, Watershed, and Open Space (AWOS), and a Zoning designation of Agricultural Watershed (AW).

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

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

Applicant Representative: Robert Fish, General Manager, 3417 St. Helena Hwy North, St. Helena, CA 94574; (707) 260-4694; vbfish @msn.com

B. OAKVILLE WINERY, LLC/DRY CREEK / MOUNT VEEDER WINERY / USE PERMIT NO. P17-00343-UP & VARIANCE NO. P17-00345-VAR

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the areas of biological resources, geology and soils, noise, transportation/traffic, and tribal cultural resources. 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 30,000 gallon winery with the following characteristics: 1) construction of a 2,400 square foot winery building (includes a 150 square foot tasting room); a 17,220 square foot cave (includes 15,890 square feet of barrel storage, 1,176 square feet for equipment/utility space, and 154 square feet of accessory space); 800 square foot covered crush pad; 2,942 square foot covered outdoor work area; and a 619 square foot owner/winemaker residence with 519 square foot covered patio; 2) hosted daily tours and tastings by appointment only for a maximum of 10 persons per day and 70 persons per week Monday through Sunday; 3) a Marketing Program as follows: (a) Ten (10) events per year with a maximum of 30 guests; (b) One (1) event per year with a maximum of 100 guests; (c) all food to be catered; and (d) time of day: 11:00 AM to 10:00 PM; 4) on-premises consumption of wines produced on site in the 519 square foot covered patio area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; 5) hours of operation: 8:00 AM to 6:00 PM (production hours, except during harvest) and 10:00 AM to 4:00 PM (visitation hours), 7-days a week; 6) employment of: maximum of four (4) full-time employees; 7) employee hours: 8:00 AM to 6:00 PM, 2 shifts; 8) construction of eight parking spaces (seven standard spaces and one ADA space); 9) construction of one new driveway to access Mount Veeder Road; 10) installation of landscaping; 11) installation of a wastewater treatment system; and 12) construction of one 20,000 gallon water storage tank (12,000 gallons for fire protection and 8,000 gallons for domestic use), use of one existing well, and demolition of one existing well. A Variance application (P17-00345) is also requested to allow construction of the proposed covered crush pad 84 feet from the centerline of Mount Veeder Road and the proposed winery building 104 feet from the centerline of Mount Veeder Road. Both would be located within the minimum 300-foot winery setback from Mount Veeder Road. The project is located on an approximately 55.5 acre parcel, within the AW: Agricultural Watershed zoning district at the intersection of Dry Creek Road and Mount Veeder Road; APN: 027-310-039.

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

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

Applicant Contact: Thomas F. Carey; P.O. Box 5662, Napa, CA 94581; (707) 479-2856

C. COUNTY OF NAPA / PERSONAL CANNABIS CULTIVATION ORDINANCE

CEQA STATUS: Consideration and possible adoption of Categorical Exemptions pursuant to CEQA Guidelines Section under Section 15301 [See Class 1 ("Existing Facilities")] and Section 15303 [See Class 3 ("New Construction or Conversion of Small Structures")]. 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 and recommendation for adoption of a County-sponsored ordinance to conform County regulations with Proposition 64 as passed by California voters in November 2016 and to allow outdoor cultivation of cannabis for personal use.

Title of Ordinance: An ordinance of the Napa County Board of Supervisors, State of California, amending Chapter 8.10 (Medical Marijuana Cultivation) to ensure consistency with State law and to allow outdoor cultivation of cannabis for personal use.

Staff Recommendation: Recommend that the Board of Supervisors find that the proposed project is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17, and adopt the proposed ordinance.

Staff Contact: John Myers, Deputy County Counsel, (707) 259-4521.

THIS ITEM IS SET TO BE DISCUSSED AT 10:30 AM.

8. ADMINISTRATIVE ITEMS - None

9. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **MAY 02, 2018 REGULAR MEETING**
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

11. 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

12. 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 APRIL 9, 2018 BY 5PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Lashun Fuller (By e-signature)

Lashun Fuller, Clerk of the Commission