

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday September 5, 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>Dave Whitmer</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:
August 15, 2018 (All Commissioners Present)

5. AGENDA REVIEW**6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. KOKO NOR CORPORATION - MAXVILLE LAKE WINERY - USE PERMIT MAJOR MODIFICATION NO. P17-00225 AND USE PERMIT EXCEPTION TO CONSERVATION REGULATIONS P18-00189**

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. 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, 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 Major Modification to an existing 59,000 gallon per year winery to allow the following: (1) Convert approximately 2,069 square feet of the existing wine storage caves from a type I to a type III cave for hospitality use and convert approximately 3,056 square feet of existing winery building floor space to hospitality use; (2) Install a commercial kitchen and convert the existing mezzanine area to employee offices within the existing 23,662 square foot winery building; (3) Increase annual permitted maximum production from 59,000 gallons to ~~240,000~~ 225,000 gallons; (4) Upgrade the existing wastewater system and associated infrastructure consistent with County Code; convert the existing storage ponds to a wastewater treatment pond; and install on-site drainage systems and fire suppression systems; (5) On-premises consumption of wines produced on site in the tasting areas and outdoor patio in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (6) Increase employees from 10 full-time employees to 15 full-time employees and nine (9) part-time employees; (7) Increase parking spaces from 30 spaces to 50 spaces; (8) Change the winery's tasting room hours of operation from 10:00 AM to 4:00 PM to 10:00 AM to 6:00 PM (Seven days a week) and non-harvest production hours of operation from 8:00 AM to 5:00 PM to 7:30 AM to 6:00 PM (Seven days a week); and (9) Construct a new access driveway to Chiles Pope Valley Road. An increase in the maximum number of guests for daily tours and tasting and the modification of an existing marketing program is also requested. A Use Permit Exception to the Conservation Regulations (P18-00189) is also requested to allow construction of the proposed new access driveway to Chiles Pope Valley Road to encroach into the required 55-foot

stream setback by approximately 45 feet for Maxwell Creek and associated wetland for approximately 120 lineal feet. The project is located on an approximately 247.5 acre site within the AW (Agricultural Watershed) zoning district at 4105 Chiles Pope Valley Road, St. Helena, CA; APN: 025-020-023.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Use Permit Exception to the Conservation Regulations and Use Permit Major Modification, as conditioned.

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

Applicant Contact: Jeffrey Redding, AICP, Land Use Planning Services, 2423 Renfrew Street, Napa, CA 94558, (707) 255-7375 or jreddingacip@comcast.net

ITEM CONTINUED FROM THE AUGUST 1, 2018 REGULAR MEETING

B. MARC MONDAVI / ALOFT WINERY / USE PERMIT # P16-00429 AND EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area(s) Biological Resources and Transportation/Traffic. 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 50,000-gallon winery with following characteristics: a) construction of an approximately 5,562 sf hospitality building (West portal, built into the hillside with access to the cave) including a commercial kitchen; b) construction of an approximately 28,107 sf cave for wine production and storage; c) construction of an approximately 3,888 sf South Portal Structure/Mechanical/Equipment Structure (includes a 630 sf outdoor covered crush pad); d) construction of an approximately 3,000 sf outdoor patio area; e) installation of 12 parking spaces; f) tours and tastings by appointment only with a maximum of 20 visitors per day and a weekly maximum of 80 visitors, food and wine pairings to be included; g) an annual marketing program of two (2) events per month with a maximum of 40 persons, four (4) events per year with a maximum of 75 persons, and two (2) events per year with a maximum of 125 persons. Events to be scheduled between 10 am and 6 pm or from 6 pm to 10 pm; h) on premise consumption of wines produced on-site within the outdoor patio area and hospitality building designated tasting areas in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); i) six (6) full-time and two (2) part-time employees; two (2) seasonal (harvest) employees; j) hours of operation daily 6 am – 6 pm (Non-harvest production hours) and 10 am – 6 pm (Visitation); k) installation of a wastewater system; l) installation of a public water system; m) installation of a stone winery sign and steel framed-wood entry gate; n) installation of a 100,000 gallon fire protection storage tank, a 80,000 and a 20,000 gallon domestic water storage tank; and o) all project spoils and rocks generated from construction activities to be disposed on-site through stockpiling and/or integrated into project design features. The project also includes an exception to the Napa County Roads & Street Standards (NCRSS) to allow for a reduced commercial driveway width for 305 feet of the driveway located at approximately STA 8+75 to STA 11+80. All other portions of the driveway will be improved to conform to the commercial roadway requirements as outlined in the NCRSS. An existing wood frame cottage will be demolished for installation this driveway. The project is located on two parcels that are approximately 58.58 acres combined on the west side of the terminus of Cold Springs Road about one-half mile south of its intersection with Las Posadas Road located within the Agriculture Watershed (AW) zoning district; 430 Cold Springs Road, Angwin, CA 94558; APN 024-340-010 (50.07 acres - Winery Parcel) & APN 024-340-011 (8.51 acres - Access & Residence Parcel)

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Exception to the Napa County Roads & Street Standard and Use Permit, as conditioned.

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

Applicant: Janice & Marc Mondavi, Cold Springs Limited Partnership; (707) 481-4323 or janicemodavi@gmail.com

Applicant Representative: Donna Oldford, Plans4Wine; (707) 963-5832 or dboldford@aol.com.

8. ADMINISTRATIVE ITEMS - None

9. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **September 19, 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 AUGUST 28, 2018 BY 5:30PM. 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