



A Tradition of Stewardship  
A Commitment to Service

# AGENDA

## NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

**Wednesday April 20, 2011  
9:00 AM**

### COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>VICE-CHAIR</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>CHAIR</i> <i>Matt Pope</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>Hillary Gitelman</i>		<i>COMMISSION CLERK</i> <i>Melissa Gray</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, Suite 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. Appeal must be filed within ten (10) working days from the date of the Commission's action.

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 310 in Napa. If you have any question concerning the appeals procedure, please call (707) 253 4580 and request assistance.

**DISCLOSURE – CONFLICT OF INTEREST:**

State law requires agency officers (Commissioners, Directors, Board members) to disclose, and then be disqualified from participation in, any proceeding involving a license, permit, or other entitlement for use, if the officer has received from any participant in the proceeding an amount exceeding \$250 within the prior 12 month period. State law also requires any participant in a proceeding to disclose on the record any such contributions to an agency officer.

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](http://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 Conservation, Development & 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 following meetings:  
March 16, 2011 (Commissioner Scott excused)  
March 16, 2011 Special Meeting (Commissioner Scott excused)

**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- None****A. HOSPITAL SIGN ZONING ORDINANCE, PROPERTY OWNER-INITIATED ZONING CODE TEXT AMENDMENT P11-00069-ORD**

**CEQA Status:** The proposed amendments are exempt from CEQA review under the "General Rule" Section 15061(b)(3) that CEQA only applies to projects that "have the potential for causing a significant effect on the environment". The proposed Zoning Code Amendments are limited to allowing off-site signs for hospital uses through the established administrative permit process. The amendments are regulatory in nature, do not identify any specific location for installation of such signs, and are not approving any specific development request.

**Request:** First reading and recommendation of adoption of an ordinance amending Sections 18.116.030, 18.116.065, and 18.126.060 of the Zoning Code to permit the installation of off-site signs to identify a hospital in the unincorporated areas of Napa County. The proposed Code Amendments would require an administrative permit issued by the Director for any proposed off-site sign and would include physical limitations of said signs.

**Ordinance Title:** AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING SECTIONS 18.116.030 AND 18.116.065 OF CHAPTER 18.116 AND SECTION 18.126.060 OF CHAPTER 18.126 OF TITLE 18 OF THE NAPA COUNTY CODE REGULATING SIGNS AND ADMINISTRATIVE PERMITS.

**Staff Recommendation:** Continue the item to the Commission's May 4, 2011 regular meeting.

**Staff Contact:** Jessica Jordan, (707) 299-1355, [Jessica.Jordan@countyofnapa.org](mailto:Jessica.Jordan@countyofnapa.org)

**TO BE CONTINUED TO MAY 4, 2011 REGULAR MEETING**

**9. PUBLIC HEARING ITEMS**

**A. TIMOTHY MONDAVI / TIMAR LLC and TMR WINE COMPANY LLC / CONTINUUM WINERY - USE PERMIT MAJOR MODIFICATION P10-00255**

**CEQA Status:** Subsequent Mitigated Negative Declaration Prepared. According to the proposed subsequent mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following area:

Transportation/Traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

**Request:** Use Permit Major Modification to transfer the existing 6,600 gallon per year Continuum (formerly Cloud View) winery from assessor's parcel 032-010-060 (032-030-043 SFAP) to assessor's parcel 032-010-061 (032-030-044 SFAP) and to further modify use permit #99544-UP as previously modified by P07-00752 and P10-00099 to allow the following: 1.) an increase in wine production from 6,600 gallons per year to 28,000 gallons per year; 2.) conversion of an existing residence to create a +/- 4,596 sq. ft. single-story winery administration/office building; 3.) construction of a new +/- 2,563 sq. ft. single-story hospitality building with an attached +/- 1,920 sq. ft. trellis-covered terrace; 4.) construction of a new +/- 11,972 sq. ft. single-story production building; 5.) construction of +/- 2,500 sq. ft. of trellis-covered terrace/pavilion areas in the vicinity of the production building; 6.) construction of a new +/- 4,138 sq. ft. single-story shop and production building; 7.) construction of a new +/- 1,250 sq. ft. winery equipment storage barn; 8.) +/- 21,758 sq. ft. of new winery caves; 9.) conversion of the existing +/- 3,500 sq. ft. winery building on APN 032-010-060 to agricultural storage and vineyard management uses; 10.) an increase in winery employment from 1 full-time and 1 part-time employee to 14 full-time and 3 part-time employees; 11.) 3 visitor parking spaces and 12 employee parking spaces, including 3 ADA-accessible spaces; 12.) by-appointment tours and tastings including food pairings with a maximum of two visitor vehicles per day; 13.) a marketing plan with 4 50-person private tasting events with meals and 2 125-person private gala events with meals annually; 14.) installation of two 10,500 gallon above-ground domestic water storage tanks and one fire flow storage tank; 15.) process wastewater disposal through landscape irrigation and installation of a 35,000 gallon above-ground treated wastewater storage tank; and 16.) sanitary wastewater disposal through sub-surface drip including 14,670 sq. ft. of septic disposal and septic reserve areas. Road and Street Standards Exception to allow width reductions (18 feet required, 10 to 20 feet proposed) along the existing 2+ mile shared entry drive (APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, and 032-010-074) and along approximately 2,000 linear feet of new winery driveway (APNs: 032-010-074, 032-010-028, and 032-010-061 {032-030-044 SFAP}). The two 89.8 acre winery parcels are accessed via a private drive beginning 250 feet northeast of the intersection of Sage Canyon Road (State Highway 128) and Long Ranch Road within an AW (Agricultural Watershed) zoning district. Existing and proposed winery APNs: 032-010-060 (032-030-043SFAP) and 032-010-061 (032-030-044 Separated for Assessment Purposes- hereinafter SFAP). 1683 and 1677 Sage Canyon Road, St. Helena, Calif., 94574. Additionally, roadway improvements are proposed within a private access easement crossing portions of APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, 032-010-074, and 032-010-028.

**Staff Recommendation:** Adopt the subsequent mitigated negative declaration and approve the requested use permit modification and Road and Street Standards exception as conditioned.

**Staff Contact:** Chris Cahill, 253-4847 or [chris.cahill@countyofnapa.org](mailto:chris.cahill@countyofnapa.org)

**10. ADMINISTRATIVE ITEMS- None**

**11. DEPUTY DIRECTOR'S REPORT**

- | DISCUSSION OF ITEMS FOR THE **MAY 4, 2011 ALUC MEETING**
- | DISCUSSION OF ITEMS FOR THE **MAY 4, 2011 REGULAR PC MEETING**
- | CODE COMPLIANCE REPORT
- | ZONING ADMINISTRATOR ACTIONS
- | OTHER PENDING PROJECTS' STATUS

**12. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

**13. FUTURE AGENDA ITEMS**

- | #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- | #P09-00185-UP, 1 year after opening - Ca' Nani Winery
- | #P06-1426-UP, August 2011 - Pavitt Winery
- | #P10-00123-MOD, August 2011 - MJA Vineyards
- | #P10-00177-MOD, November 11 - Kelham Winery

**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 APRIL 13, 2011 AT 4:30 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Melissa Gray (By e-signature)  
Melissa Gray, Clerk of the Commission