



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

Wednesday May 16, 2012
9:00 AM

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>VICE-CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>COMMISSIONER</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.

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 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 meetings held on:
November 16, 2011 (Commissioner Phillips excused)
May 2, 2012 (All Commissioners present)

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. INGLEWOOD VILLAGE BUSINESS PARK - INGLEWOOD BUSINESS PARTNERS, LLC - USE PERMIT MODIFICATION (P11-00107) & TENTATIVE PARCEL MAP (P11-00478)**

CEQA Status: Subsequent Negative Declaration prepared. According to the proposed Subsequent Negative Declaration, the project would not have any potentially significant effects. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Approval to modify Use Permit #99077-UP to construct an approximately 4,092 square foot one story office building and add an additional 15 parking spaces to an existing 3 building office complex for a total of 27,764 square feet, with a total of 132 parking spaces and install an additional stormwater detention system. The building will be constructed using the same materials and in the same design as the three previously approved and constructed buildings. Approval to re-subdivide the existing 3 unit commercial condominium project into 14 units with a common owner's association responsible for building and property maintenance. The 2.89 acre project site is located on the south side of Inglewood Avenue and the west side of State Highway 29 within a CN (Commercial Neighborhood) zoning district. (Assessor's Parcel 027-590-001), 811 St. Helena Hwy, St. Helena.

Staff Recommendation: Adopt the Subsequent Negative Declaration and approve Use Permit and Tentative Parcel Map as conditioned.

Staff Contact: Linda St. Claire, 299-1348 or Linda.stclaire@countyofnapa.org

FINAL ACTION CONTINUED FROM MAY 2, 2012 PLANNING COMMISSION MEETING

9. PUBLIC HEARING ITEMS**A. W. CLARKE SWANSON, JR. / W. CLARKE SWANSON, JR. / SWANSON WINERY - USE PERMIT P08-00550 & VARIANCE P08-00551****CEQA Status:**

Revised Recirculated Mitigated Negative Declaration Prepared. According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: Biological Resources; Hydrology and Water Quality. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request:

Variance to allow construction of a new winery within required winery road setbacks (Money Road-300 feet required, 66 feet proposed). *Use Permit* to establish a new 100,000 gallon per year winery with: 1.) an approximately 43,600 sq. ft. three level (two stories plus cellar) winery building; 2.) an approximately 2,500sq. ft. single story hospitality building; 3.) approximately 5,600 sq. ft. of crush pad and loading dock areas; 4.) approximately 14,680 sq. ft. of covered and uncovered patio areas; 5.) up to 30 full-time employees (35 during harvest); 6.) a 70 space parking lot; 7.) by-appointment tours and tastings including food/wine pairings with a maximum of 200 visitors per day; 8.) sale of wine by the glass or bottle for on-premise consumption in winery buildings and covered and uncovered patio areas; 9.) a marketing plan with private promotional tastings and meals including a maximum of two 24-person events weekly, one 36-person event monthly, two 100-person events annually, one 250-person event annually, and participation in Auction Napa Valley; 10.) new winery domestic and process wastewater treatment systems; 11.) approximately 7,108 cubic yards of cut and 6,123 cubic yards of fill, for a net cut (off-haul) of 985 cubic yards; 12.) potential demolition of an existing residence and agricultural barn following their public offering for relocation; 13.) removal of an existing irrigation pond at the property's northeast corner; 14.) abandonment of all vehicular access to and installation of "no winery parking" signs on Money Road and construction of a new winery driveway off of Oakville Cross Road; 15.) drainage improvements designed to minimize standing water at and near the parcel's southeast corner; 16.) removal of 1.2 acres of vineyard; 17.) approval of a comprehensive sign plan; 18.) approval of a black walnut revegetation and landscaping plan; 19.) recordation of a voluntary deed restriction permanently prohibiting winery use of the adjacent applicant-owned property at 7727 Money Road (APN 031-040-034); and 20.) construction of a left turn lane on Oakville Cross Road at the proposed project driveway.

The 74 acre project parcel is located on the north side of Oakville Cross Road, adjacent to and directly northwest of its intersection with Money Road, within the AP (Agricultural Preserve) zoning district. APN: 031-040-033. Current address: 7711 Money Road, Oakville, Calif., 94562

Staff Recommendation: Adopt the revised recirculated mitigated negative declaration and approve the requested variance and use permit as conditioned.

Staff Contact: Chris Cahill, 253-4847 or chris.cahill@countyofnapa.org

10. ADMINISTRATIVE ITEMS**A. CLIMATE ACTION PLAN, COUNTY-INITIATED GENERAL PLAN IMPLEMENTATION ACTION**

CEQA Status: In accordance with CEQA and the State CEQA Guidelines (Section 15168), the County is proposing to use the program level Environmental Impact Report (EIR) for the General Plan Update (SCH#2005102088, certified June 2008) as the EIR for the Climate Action Plan. As discussed in a separate memorandum and checklist (initial study) dated January 28, 2011, this approach is consistent with CEQA and the State CEQA Guidelines because (1) the project is within the scope of the General Plan approved in 2008, and (2) the program EIR prepared for the General

Plan Update adequately describes the activity for purposes of CEQA. In addition, (3) the County has not identified any changes in the General Plan, changes in circumstances under which the General Plan Update was adopted, or new information of substantial importance that would necessitate subsequent environmental review pursuant to CEQA Guidelines Section 15162. A copy of the General Plan Update EIR may be reviewed during regular business hours at the offices of the Department of Conservation, Development and Planning, 1195 Third Street in Napa, or on the County's website, www.countyofnapa.org.

Request: Staff will provide a status report regarding the Climate Action Plan, which the Planning Commission considered at their meeting of January 18, 2012 and recommended to the Board of Supervisors for adoption following a trial period. On Tuesday, April 3, 2012, the Board of Supervisors conducted a public hearing on the final plan (attached), including revisions discussed at the Planning Commission meeting in January. Following public testimony, the Board extended the trial period, continuing the public hearing until 9:45 AM on June 26, 2012. The additional time will provide staff with an opportunity to better evaluate the plan's effectiveness for small projects, and to pursue development of a local, non-profit carbon offset program.

Staff Recommendation: This is an information item only; no action is requested.

Staff Contact: Hillary Gitelman, Director of Conservation, Development & Planning. 253-4805 hillary.gitelman@countyofnapa.org.

CONTINUED FROM THE MAY 2, 2012 PLANNING COMMISSION MEETING.

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE ***JUNE 6, 2012 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
- #P10-00206-UP, 1 year after opening for visitation - Caravan Serai Winery
- #P10-00123-MOD, August 2011 - MJA Vineyard Winery
- #P07-00177-MOD, December 2011 - Kelham Winery
- #P11-00464-MOD, MOD, 1 year after final occupancy - Oakville Grocery

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 MAY 9, 2012 AT 4:30 PM. 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