



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

Wednesday May 02, 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:
January 18, 2012 (All Commissioners present)
April 18, 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 - None****9. PUBLIC HEARING ITEMS****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

B. ROMBAUER VINEYARDS - KOERNER ROMBAUER - VARIANCE REQUEST #P10-00038 & USE PERMIT MAJOR MODIFICATION #P10-00039

CEQA Status: Negative Declaration Prepared. According to the Negative Declaration, the proposed 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: A Variance (#P10-00038) to allow Rombauer Vineyards to construct a new 8,740 square foot administrative building 420 feet where 600 feet is required from the centerline of Silverado Trail. A Use Permit Major Modification (#P10-00039) modifying prior Use Permit Modification #96010-MOD to allow the following: 1) construction of a new 8,740 square foot administration building consisting of one main floor with a basement for office, lab, and work areas, including a kitchen for employee use only; 2) temporarily convert existing barrel storage space (1,889 square feet) located in the main winery building for use as interim offices during the construction of the new administration building; 3) increase the number of parking areas from two (2) to four (4) and increase the number of parking spaces from a total of twenty-six (26) to seventy-four (74); 4) eliminate the custom crush and alternating proprietor restrictions contained in Condition #2 of Use Permit Modification #96010-MOD; 5) increase the number of full-time employees from eighteen (18) to twenty-five (25); 6) add an additional four (4) part-time interns for a total of nine (9) part-time employees; 7) extend the days of operation of the winery to seven (7) days per week (originally authorized Monday-Friday); 8) clarify the hours of operation during harvest (from 6:00 a.m. to midnight); 9) revise the existing tours and tastings plan to include ten 8-person food and wine pairings within the existing maximum 400 person per day limit; 10) revise the existing marketing plan to include four 250-person wine club events per year; 11) expand the tasting room (2,500 square feet) and allow seasonal tastings in its unenclosed patio area (700 square feet); 12) allow marketing events to occur in the existing caves; 13) designate on-premises wine consumption areas including outdoor picnicking pursuant to AB 2004; 14) include a 350 square foot "plating area" in the expanded tasting room to be used for the catered marketing events and for the winery staff to plate tasting items for food and wine pairings; 15) extend the hours for retail sales, tours, and tastings to conclude at 6 pm (originally authorized from 8:00 a.m. to 5:00 p.m.); 16) installation of a gated access approximately 620 feet from the winery entrance off Silverado Trail; and 17) construction of an interior Road Modification for localized narrowing of the existing upper driveway and to reduce inside radius of curvature over a short section of roadway [Exception to the Napa County Road and Street Standards (RSS) for road modification]. There is no change requested in production of 450,000 gallons per year. The project is located at 3522 Silverado Trail, St. Helena, CA 94574; APNs 021-410-025, 021-410-022, & 021-410-021.

Staff Recommendation: Adopt the Negative Declaration and approve the project as conditioned.

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

C. SET TIME 1:30 PM**NAPA PIPE PROJECT: PROPOSED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT ADDING CHAPTER 18.66 TO THE NAPA COUNTY CODE ENTITLED "NAPA PIPE ZONING DISTRICT," REZONING SOME OR ALL OF APN's 046-400-030 AND 046-412-005 TO THAT DISTRICT, AND SPECIFYING CONDITIONS OF APPROVAL FOR FUTURE DEVELOPMENT IN THE NAPA PIPE ZONING DISTRICT**

CEQA Status: A Final Environmental Impact Report (EIR) has been prepared. Prior to adopting a resolution amending the County's General Plan and adopting an ordinance regarding the Napa Pipe Project, the Board of Supervisors is required to review and consider the Final EIR and to certify that the Final EIR has been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and local procedures for implementing CEQA and that the Final EIR reflects the County's independent judgement and analysis.

Staff Recommendation: Continue the public hearing and accept comments from members of the public who have not previously addressed the Commission on the project, close the public hearing, and conduct deliberations and adopt resolutions (1) recommending that the Board of Supervisors certify the Final EIR; (2) recommending that the Board of Supervisors (a) make findings pursuant to CEQA, including adoption of overriding considerations and a mitigation monitoring program, (b) adopt a water supply assessment, and (c) adopt a General Plan Amendment affecting 63 acres of the Napa Pipe site (Assessor's Parcel Number 046-412-005); and (3) recommending that the Board of Supervisors adopt an ordinance rezoning the 63 acre parcel to a Napa Pipe-specific district, adding a new chapter to the zoning code pertaining to development in that district, and specifying conditions of approval for future development in that district.

Staff Contact: Hillary Gitelman, Director of Conservation, Development & Planning at 253-4805 hillary.gitelman@countyofnapa.org or Sean Trippi, Principal Planner at 299-1353 sean.trippi@countyofnapa.org.

CONTINUED FROM THE APRIL 2, 2012 SPECIAL PLANNING COMMISSION MEETING.

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 trail 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.

****THIS ITEM WILL BE HEARD IN THE MORNING PORTION OF THE MEETING****

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **MAY 16, 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 - Caravan Serai Winery
- #P10-00123-MOD, 1 year after opening - MJA Vineyard Winery
- #P07-00177-MOD, 1 year after final occupancy - 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 25, 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