



AGENDA
NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
Wednesday June 04, 2008 9:00 a.m.

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Jim King</i> <i>District # 2</i>	<i>CHAIRPERSON</i> <i>Terry Scott</i> <i>District # 4</i>	<i>VICE-CHAIRPERSON</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Rich Jager</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>Renee' Lederer</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.

1. CALL TO ORDER / ROLL CALL**2. CITIZEN COMMENTS AND RECOMMENDATIONS (10 Minutes)**

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.

3. APPROVAL OF MINUTES**A. Clerk of the Commission requests approval of minutes of the meeting held on:**

1. January 4 and 18, 2006 (All Commissioners were present);
2. February 1, 2006 (All commissioners were present);
3. March 1 (Commissioner Graves was excused), 15 (Commission Scott was excused)* and 22, 2006 (All commissioners were present);
4. April 5, 19 and May 3 (Commissioner Fiddaman was excused from three previous dates)*. May 9 and May 17, 2006 (All commissioners were present);
5. June 7 (Commission Scott and King were excused)* and 21, 2006 (Vice-Chair Graves was excused)*;
6. July 5 and 19, 2006 (All Commissioners were present);
7. August 2, 2006 (All Commissioners were present);
8. September 6 and 20, 2006 (Commissioner Fiddaman was excused)*;
9. October 4, 10, (Commissioner Fiddaman was excused)* and 18, 2006 ((2) All Commissioners were present));
10. November 2 and 15, (All Commissioners were present) and
11. December 6, 2006 (All Commissioners were present).
12. February 26, 2008
13. March 19, 2008

*Excused Commissioners will be recorded as abstained unless Commissioner indicates otherwise.

4. DIRECTOR'S REPORT

- | BOARD OF SUPERVISORS ACTIONS
- | OTHER DEPARTMENT ACTIVITIES

5. AGENDA REVIEW**6. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY- NONE****7. PUBLIC HEARING ITEMS****A. SAGE HILL VINEYARDS, LLC. - VARIANCE #P08-00080-VAR**

Request: Approval of a Variance from the required winery road setbacks of Napa County Code section 18.104.230 (A) (1) to allow the construction of a winery 153 feet from the centerline of a shared private drive where 300 feet is required.

SAGE HILL VINEYARDS, LLC. - USE PERMIT MODIFICATION, CONSERVATION REGULATION USE

PERMIT EXCEPTION, AND ROAD AND STREET STANDARDS EXCEPTION #P07-00348-MOD

Request: This item requires three approvals:

a.) A modification to Use Permit #U-457778 and an associated Small Winery Exemption to allow the following: (1) an increase in winery maximum total production from 5,000 gallons per year to 20,000 gallons per year; (2) construction of a 3,458 square foot single story winery building, a 797 square foot covered outdoor work area, and 4,716 square feet of caves for a winery totaling 8,971 square feet; (3) one full-time and two part-time employees; (4) ten parking spaces including one ADA-accessible space; (5) tours and tastings by appointment only with a maximum of six visitors per day with no more than a total of 18 visitors per week; (6) a marketing plan with five 15-person marketing events per year and one 50-person Wine Auction event annually; (7) installation of two additional 10,500 gallon fire flow water tanks; (8) installation of below grade process and domestic wastewater treatment tanks; and, (9) treated wastewater disposal through subsurface disposal fields or via hold and haul.

b.) A Conservation Regulations Use Permit Exception to allow the construction of the proposed winery facility on a building site slope averaging 39% (A use permit is required for slopes 30% or greater.)

c.) An Exception to the Road and Street Standards to allow a winery access drive with 14 feet of surfaced roadway plus drivable shoulders ranging between three and six feet (18 feet of surfaced roadway plus two foot shoulders required.)

The project is located on a 114.7 acre parcel accessed via a private drive beginning 150 feet northeast of the intersection of Sage Canyon Road (Highway 128) and Long Ranch Road within an AW (Agricultural Watershed) zoning district. Assessor's Parcel 032-010-079, 1535 Sage Canyon Road, St. Helena.

Staff Recommendation: Adopt the proposed negative declaration and approve the application as conditioned.

Staff Contact: Chris Cahill 299-4847

B. PERNOD RICARD USA, LLC. (FORMERLY MUMM NAPA ESTATES, LLC.) / JAMES R. MCNEILL / MUMM NAPA ESTATES WINERY - USE PERMIT MODIFICATION #P07-00872-MOD

Request: Approval of use permit modification #P07-00872-UP major modification to use permit nos. U-628687 through 99375-MOD to increase winery maximum total production capacity from 500,000 to 850,000 gallons per year; (2) construct an uncovered outdoor deck totaling 2,250 square feet and 2 new winery storage sheds totaling 3710 square feet for a winery totaling 410,089 square feet; (3) increase the total number of employees from 60 to 72; and (4) expand the existing winery waste water system to accommodate the increased production capacity. An additional request is to allow outdoor wine tasting on the new deck. No other changes are being requested. The project is located a 73.16 acre parcel on the west side of Silverado Trail, approximately 3500 south of Sage Canyon Road (State Highway 128) within an AP (Agricultural Preserve) zoning district (Assessor's Parcel Number 030-200-030), St Helena.

Staff Recommendation: Approve negative declaration and use permit modification with recommended conditions of approval.

Staff Contact: Mary Doyle 299-1350

8. ADMINISTRATIVE ITEMS

A. JAYSON WOODBRIDGE / ONE TRUE VINE - WINERY USE PERMIT #P04-0551-UP QUARTERLY COMPLIANCE REPORT

Request: Status report regarding compliance with Use Permit P04-0551-UP located at 565 Crystal Springs Road, St. Helena, CA. APN #021-072-044.

Staff Recommendation: No action necessary

Staff Contact: John McDowell 299-1354

B. DEL DOTTO WINERY - DAVID DEL DOTTO #02082-UP

Request: Status report regarding compliance with Use Permit 02082-UP located at 1445 St Helena Highway, St. Helena, CA. APN #027-160-055.

Staff Recommendation: No action necessary

Staff Contact: Robert Nelson 253-4416

9. DEPUTY DIRECTOR'S REPORT

- | DISCUSSION OF THE **JUNE 18, 2008** AND SPECIAL **JUNE 24, 2008** CDPC MEETING.
- | CODE COMPLIANCE REPORT
- | ZONING ADMINISTRATOR ACTIONS
- | OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

11. FUTURE AGENDA ITEMS

- | #00338-UP, 1 year after opening - Caldwell Winery
- | #02082-UP, 1 year after opening - Del Dotto Winery
- | #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- | #P06-0102, 2 years after opening - Frank Family Winery

12. ADJOURNMENT