



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

**Wednesday, July 06, 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.

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:

April 6, 2011 (Commissioner Scott excused)
April 20, 2011 (All Commissioners present)
May 4, 2011 (Commissioner Fiddaman excused)
May 17, 2011 (Commissioner Phillips excused)
June 1, 2011 (All Commissioners present)
June 15, 2011 (Commissioner Phillips 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****A. VERIZON WIRELESS/SILVERADO SOSCOL SITE—USE PERMIT #P11-00125-UP**

CEQA Status: Categorically Exempt pursuant to Section 15303 (d) of the CEQA Guidelines as a Class 3 Exemption, construction of new small structures or conversion of small structures.

REQUEST: Approval to: (1) Install six panel antennas on top of an existing 136.8' PG&E power line transmission tower, which would increase the tower height to 142.8' above MSL; and (2) place ground-mounted equipment on a 16' by 30' lease area north of the PG&E tower; and (3) construct a 6' tall wooden fence to screen the ground-mounted equipment area; and (4) install both a battery back-up array and a 30KW emergency generator within the fenced lease area; and (5) trenching for installation of underground power and telecommunication lines; and (6) install an unpaved access drive from Anderson Road to the ground-mounted equipment area; and (7) install emergency notification signs on the site. The facility will be located on a portion of a 143.26 acre site east of Anderson Drive, approximately 700 feet south of the intersection of Napa-Vallejo Highway (State Route 221) and Anderson Road, within an Agricultural Watershed:Airport Compatibility (AW:AC) zoning district, Assessor's Parcel 046-400-047 at 400 Anderson Road, Napa CA, 94558

Staff Recommendation: Find the project Categorically Exempt and approve the Use Permit subject to

recommended conditions.

Staff Contacts: John McDowell, (707) 299-1354 or john.mcdowell@countyofnapa.org or Jerry Haag , (510) 644 2105 or johaag@pacbell.net

9. PUBLIC HEARING ITEMS

A. RONALD and ANITA WORNICK/SEVEN STONES WINERY- USE PERMIT MAJOR MODIFICATION P10-00372 with Road and Street Standards Exception

CEQA status: Categorically Exempt pursuant Section 15303 of the California Environmental Quality Act (Class 3-new construction or conversion of small structures) and appendix B, Class 3 of the Napa County Local Procedures for Implementing the California Environmental Quality Act. Class 3 allows for construction and operation of small wineries that are less than 5,000sf, exclusive of caves; produce less than 30,000 gallons per year; generate less than 40 vehicles trips per day and 5 peak hour trips; hold no more than 10 marketing events per year with less than 30 attendees, and hold no temporary events. This project is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Approval of a Major Modification to Use Permit #04015-UP to allow the following: 1) construct a two story, 904 square foot addition to the existing 1,158 square foot single story winery structure to include storage, a restroom, tasting room, office, and wine laboratory; 2) increase wine production from 1,000 gallons per year to 1,900 gallons per year; 3) increase appointment only tours & tastings from 4 visitors per month to 4 visitors per day with a maximum of 30 visitors per month; 4) marketing plan of one Wine Auction event per year with a maximum 80 guests, 3 events per year with catered food and valet parking for 30 guests per event, and 6 events per year with a maximum 8 guests per event; (5) increase parking from 2 to 5 spaces; and 6) improvement of the existing private access road to County standards including a request for a Road and Street Standards Exception to allow reductions in pavement width and an alternate location for fire truck turn around access. The winery site is located on the east side of Meadowood Lane approximately 1.5 miles from its intersection with Howell Mountain Road within an Agricultural Watershed (AW) zoning district. (APN: 025-080-031) 840 Meadowood Lane. St Helena.

Staff Recommendation: Find the project categorically exempt and approve the requested use permit with Road and Street Standards exception as conditioned.

Staff Contact: Mary Doyle, 299-1350 or mary.doyle@countyofnapa.org

CONTINUED FROM THE JUNE 1, 2011 REGULAR MEETING

B. DIAMOND HEIGHTS WINERY LLC - USE PERMIT No. P10-00400-UP

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 areas: Biological Resources & Cultural Resources. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Approval of a Use Permit to: 1) convert an existing 20,000 gallon per year Small Winery Exemption with no visitation or marketing events to a 20,000 gallon per year winery with visitation and marketing; 2) recognize and upgrade existing improvements including: an outdoor covered crushpad (1,692 sq. ft.), tank pad (735 sq. ft.), winery production areas (6,719 sq. ft.) and indoor accessory areas (2,709 sq. ft.) totaling approximately 11,855 square feet of area; 3) increase employees from 1 full-time

and 1 part-time to 4 full-time and 2 part-time; 4) increase parking from 8 spaces to 15 spaces; 5) establish by-appointment tours and tastings to a maximum of 15 per day; 6) establish a marketing plan with three events per year for a maximum of 40 guests at each event and one event per year for a maximum of 100 guests; 7) expand the existing subsurface drip winery wastewater system; and, 8) widen the existing access drive to 20 feet. The 41.45 acre project site is located on the south side of Petrified Forest Road, approximately 1.6 miles west of Franz Valley Rd and the City of Calistoga within the AW (Agricultural Watershed) Zoning District, Assessor Parcel Number: 020-430-007, 255 Petrified Forest Rd, Calistoga.

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

Staff Contact: Linda St. Claire, 299.1348 or linda.stclaire@countyofnapa.org

C. KENT A. RASMUSSEN / KENT RASMUSSEN CARNEROS WINERY, USE PERMIT # P11-00043-UP

CEQA Status: Negative Declaration prepared. According to the Negative Declaration, the proposed project will not have a significant environmental impact. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: Approval to allow conversion of a 1986 Small Winery Certificate in two phases to 1) increase production from 20,000 gallons/year to 100,000 gallons/year; 2) convert the existing residence to a 2,471 square foot administrative office/tasting room space with exterior 1,386 and 493 square feet deck additions; 3) replace an existing barn and carport with a new 14,691 square foot winery production facility including a 2,350 square foot covered crush pad, laboratory and employee break kitchen (no commercial kitchen); 4) upgrade the existing sanitary and wastewater treatment system; 5) add mechanical equipment, water pump and water storage tank pads and an enclosed disposal receptacle; 6) install a new 12-space parking lot and improved access/circulation area; 7) allow 8 full-time and 4 part-time employees; 8) allow catered food with wine tastings and outdoor picnicking; 9) expand hours of operation from 5 days/week, 9:00 AM-5:00 PM to 7 days/week, 6:00 AM-6:00 PM; and 10) expand the winery marketing plan from 5 visitors per week to allow 4 daily private tours and tastings with 6 people, 4 monthly food and wine pairings with 24 people, 4 annual wine club/wine release events with 50 people, one annual winery auction-related event with 125 people and one annual Napa Valley Wine Auction event with 125 people with all evening events concluding by 10:00 PM. The winery project is located on an 11.55 acre parcel on the southwest side of Cuttings Wharf Road, approximately 0.5 mile (2,747 feet) north of the intersection with Las Amigas Road, within the AW:AC (Agricultural Watershed : Airport Compatibility Combination) Zoning District. (Assessor's Parcel Number: 047-240-006) 2125 Cuttings Wharf Road, Napa

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit Major Modification as proposed with conditions of approval.

Staff Contact: Ronald Gee, 299-1351 or ronald.gee@countyofnapa.org

10. DEPUTY DIRECTOR'S REPORT

- | DISCUSSION OF ITEMS FOR THE **JULY 20, 2011 REGULAR MEETING**
- | CODE COMPLIANCE REPORT
- | ZONING ADMINISTRATOR ACTIONS
- | OTHER PENDING PROJECTS' STATUS

11. COMMISSIONER COMMENTS / COMMITTEE REPORTS

12. FUTURE AGENDA ITEMS

- | #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- | #P09-00185-UP, 1 year after opening - Ca' Nani Winery
- | #P10-000206-UP, 1 year after opening for visitation - Caravan Serai Winery
- | #P06-01426-UP, August 2011 - Pavitt Winery
- | #P10-00123-MOD, August 2011 - MJA Vineyards
- | #P10-00177-MOD, November 2011 - Kelham Winery

13. 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 JUNE 28, 2011 AT 4:00 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