



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

Wednesday, August 17, 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 - None**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. JON-MARK CHAPPELLET / CHAPPELLET WINERY, INC. / CHAPPELLET WINERY - USE PERMIT AND ROAD AND STREET STANDARDS EXCEPTION P11-00138**

CEQA Status: 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 area(s): Geology and Soils. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Use Permit to bring a pre-1974 winery under use permit including the following: 1.) recognize wine production of 150,000 gallons per year; 2.) recognize an existing 19,636 square foot winery building; 3.) alterations within the existing 19,636 square foot winery building to convert 4,431 of production space to office, wine tasting, retail, storage, and commercial kitchen uses; 4.) construction of a +/- 24,000 square foot barrel storage building; 5.) recognize 18 employees and add 6 additional employees, for a total of 24 employees; 6.) recognize 24 parking spaces and install 2 additional ADA-accessible spaces; 7.) recognize hours of winery operation from 6 am to 6 pm daily with public visitation from 10 am to 5 pm; 8.) recognize open-to-the-public tours and tastings with a maximum of 40 visitors per day; 9.) add food and wine pairings as a component of tours and tastings visitation; 10.) add on-premise consumption in existing and proposed marketing areas; 11.) add a marketing plan with four 40-person food and wine pairing events monthly, four 75-person wine club/open house events annually, one 125-person large event annually, and participation in Auction Napa Valley; 12.) roadway improvements on parcels 032-010-046 and 032-010-053 including the widening of an existing 12 to 14 foot wide winery access road to 14 to 18 foot wide and construction of a new 20 foot wide driveway providing access to the proposed barrel storage building; and 13.) domestic and process wastewater treatment improvements on parcels 032-010-046 and 032-010-

053 including alteration of an existing off-stream reservoir. **Road and Street Standards Exception** to allow width reductions (18 feet required, 10 to 20 feet proposed) along the existing +/- 1 mile entry drive (APNs: 032-010-078, 032-010-010, and 032-010-053). The 10 acre existing (15 acres proposed) winery parcel is 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. Winery APN: 032-010-046. 1581 Sage Canyon Road, St. Helena, Calif., 94574. Additionally, roadway and water storage improvements are proposed on portions of APN: 032-010-053.

Staff Recommendation: Adopt the mitigated negative declaration and approve the requested use permit and road and street standards exception as conditioned.

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

10. ADMINISTRATIVE ITEMS

A. MJA VINEYARDS / ONE YEAR STATUS REPORT - USE PERMIT MODIFICATION #P10-00123-MOD

CEQA Status: The proposed action is not a project as defined by 14 California Code of Regulation 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

Request: Use Permit compliance review for MJA Vineyards. Pursuant to the project's adopted conditions of approval, a compliance audit is required one year after approval of the project by the Planning Commission which occurred August 4, 2010. The project site is located on a ±17.8-acre site on the west side of Greenfield Road, approximately 1,700-feet northwest of the Greenfield Road and Conn Valley Road intersection within the AW (Agricultural Watershed) zoning district. APN: 025-380-021. 647 Greenfield Road, St. Helena.

Staff Recommendation: Continue the audit for one-year (approximately August 4, 2012)

Staff Contact: Sean Trippi 299-1353 or sean.trippi@countyofnapa.org

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **SEPTEMBER 7, 2011 REGULAR 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, 1 year after opening - Ca' Nani' Winery
- #P10-00206, 1 year after opening for visitation - Caravan Serai Winery
- #P10-00177 - MOD, November 2011 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 AUGUST 10, 2011 AT 4:45 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