



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

Wednesday October 19, 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****9. PUBLIC HEARING ITEMS****A. SILVER OAK WINE CELLARS / SILVER OAK WINE CELLARS / SILVER OAK USE PERMIT MAJOR MODIFICATION APPLICATION No. P10-00345-MOD**

CEQA Status: Subsequent Negative Declaration Prepared. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

Request: Use Permit Major Modification to modify a 1981 Small Winery Exemption Certificate and 1986 Use Permit U-56856 as previously modified by Use Permit Modifications 97195-MOD, 97538-MOD, 98488-MOD, 99115-MOD, P06-01048-VMM, and P06-1344-MOD to allow the following: 1.) an increase in wine production from 132,500 gallons per year to 210,000 gallons per year; 2.) an increase in on-site employment from 22 full-time and 3 part-time employees to 50 full-time employees; 3.) parking lot enlargement including an increase in employee parking spaces from 25 to 40 and no change in the existing 39 customer parking spaces, for an increase in total parking from 64 spaces to 79 spaces; 4.) hours of operation from 7 am to 6 pm daily, with no increase in maximum weekly visitation; and 5.) the addition of AB 2004 (Evans) on-site wine consumption within existing facilities. In addition, the Department of Public Works has recommended conditions which require limited shoulder widening along Oakville Cross Road in the project vicinity. The 22 1/2 acre winery parcel is located directly southwest of the intersection of Oakville Cross Road and Money Road within an AP (Agricultural Preserve) zoning district. APN: 031-080-030. 915 Oakville Cross Road, Oakville, Calif., 94562.

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

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

B. GOLF COURSE RESTAURANTS ZONING ORDINANCE TEXT AMENDMENT P11-00094-ORD

CEQA Status: The proposed amendment is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, and Section 15305, Class 5 - Minor Alteration in Land Use Limitations.

Request: County sponsored Zoning Ordinance text amendment to allow restaurants and banquet facilities at the two existing golf courses located in the proximity of the Airport Industrial Area Specific Plan to be open to the general public as an accessory use. The Eagle Vines Golf Course is located at 580 S Kelly Road; APNs 057-070-018, 057-070-001, 057-006-070. The Chardonnay Golf Club is located at 2555 Jameson Canyon Road; APN 057-070-019.

Ordinance Title: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING SECTIONS 18.104.040 OF CHAPTER 18.104 OF TITLE 18 OF THE NAPA COUNTY CODE REGULATING EXISTING RESTAURANTS AND BANQUET FACILITIES GOLF COURSES LOCATED WITHIN ONE MILE OF THE AIRPORT INDUSTRIAL AREA.

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a recommendation to the Board of Supervisors.

Staff Contact: Sean Trippi, (707) 299-1353, sean.trippi@countyofnapa.org

10. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **NOVEMBER 2, 2011 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS
- ALUC November 2, 2011

11. COMMISSIONER COMMENTS / COMMITTEE REPORTS**12. FUTURE AGENDA ITEMS**

- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P09-00185, 1 year after opening - Ca'Nani Winery
- #P10-00123, 1 year after opening - MJA Vineyard
- #P10-00206, 1 year after opening for visitation - Caravan Serai Winery
- #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 (FILL IN DATE) BY (FILL IN TIME). A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Sarah Minahen (By e-signature)
Sarah Minahen, Clerk of the Commission