



**AGENDA**  
**NAPA COUNTY**  
**CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION**  
**WEDNESDAY, MARCH 19, 2008**

*COMMISSION MEMBERS*

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<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>CHAIRPERSON</i> <i>Jim King</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>VICE-CHAIRPERSON</i> <i>Terry Scott</i> <i>District # 4</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>

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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.

**Agenda available on line at [www.co.napa.ca.us](http://www.co.napa.ca.us)**

1. **CALL TO ORDER / ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **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.

4. **APPROVAL OF MINUTES**
5. **DIRECTOR'S REPORT**

- | BOARD OF SUPERVISORS ACTIONS
- | OTHER DEPARTMENT ACTIVITIES

6. **AGENDA REVIEW**
7. **PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - NONE**
8. **PUBLIC HEARING ITEMS**

**A. ROBERT PECOTA / CALISTOGA ARTISAN VILLAGE, LLC. - USE PERMIT #P07-00472-UP**

**Request:** Approval of Use Permit to establish a combined facility consisting of: a new 48,000 gallon per year winery with custom crush abilities within a 9,144 square foot winery building including a tasting room; a cheese processing facility producing 70,000 pounds of cheese per year within a 2,160 square foot building; and an olive oil processing facility producing 150 tons of olive oil per year within a 2,008 square foot building. The three buildings total 13,312 square feet and share a 13,513 square foot common outdoor court yard. The combined winery, cheese, and olive oil facility and accessory uses will require eight full-time employees, three part-time employees, and 13 seasonal part-time employees with a total of 12 parking spaces. It will be open to the public by appointment only with a maximum of 240 visitors per week. The marketing plan includes eight events per year with a maximum of 48 participants per event. Utilities for the commercial uses consists of construction of a leach field for sanitary wastewater, conversion of an existing 12.5 acre foot water storage pond to a waste water aeration pond and storage tank, and connection to the City of Calistoga's water system. The project is located on a 24 acre parcel on the northeast side of Bennett Lane approximately 100 feet northwest of its intersection with Tubbs Lane within an AP (Agricultural Preserve) zoning district (Assessor's Parcel #: 017-150-004) Calistoga.

**Staff Recommendation:** Adoption of mitigated negative declaration, and approval of the use permit with recommended conditions of approval

**B. ROBERT MONDAVI WINERY/CONSTELLATION BRANDS, INC. - USE PERMIT MODIFICATION REQUEST #P07-00435-MOD**

**Request:** Approval to modify Use Permit #00501-UP to: 1) increase annual production from 1.6 million gallons per year to 3.0 million gallons per year and 2) recognize an existing tank pad with ten relocated fermentation tanks. The project is located on a 63.0 acre parcel on the west side of St. Helena Highway (State Route 29), approximately 0.5 mile of its intersection with Oakville Cross Road, within the AP (Agricultural Preserve) zoning district. (Assessor's Parcel # 027-280-050) 7801 St. Helena highway, Napa.

**Staff Recommendation:** Adoption of the Mitigated Negative Declaration and approval of the Major Modification with recommended conditions of approval.

**C. ORDINANCE #P08-00116-ORD - EXTENSION OF BALLOON LAUNCHING ORDINANCE**

**Request:** Proposed Ordinance #P08-00116-ORD of the Board of Supervisors of the County of Napa, State of California, amending sections 18.120.010 and 18.126.070 of the Napa County Code to remove the two-year limitation and sunset provision regarding permits for hot air balloons

**Staff Recommendation:** Approval of the ordinance with inclusion of a new sunset provision of 5 years rather than no sunset provision.

**9. ADMINISTRATIVE ITEMS - NONE**

**10. DEPUTY DIRECTOR'S REPORT**

- | DISCUSSION OF ITEMS FOR THE **APRIL 2ND, 2008** MEETING
- | CODE COMPLIANCE
- | ZONING ADMINISTRATOR ACTIONS

**11. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

**12. FUTURE AGENDA ITEMS**

- | #00338-UP, 1 year after opening - Caldwell Winery
- | #02082-UP, May 2008 - Del Dotto Winery
- | #03457-UP, 1 year after opening - Kendall - Jackson (Formerly Pecota) Winery
- | #P06-0102, 2 years after opening - Frank Family Winery

**13. ADJOURNMENT**