



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

Wednesday March 21, 2012
9:00 AM

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>CHAIR</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>VICE-CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>COMMISSIONER</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>Sarah Minahen</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
- OTHER DEPARTMENT ACTIVITIES

6. **AGENDA REVIEW**

7. **DISCLOSURES**

8. **PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY**

9. **PUBLIC HEARING ITEMS**

- A. **REATA WINERY / MADISON VINEYARD HOLDINGS, LLC. - USE PERMIT MAJOR MODIFICATION P10-00188-MOD**

CEQA Status: Mitigated Negative Declaration prepared. According to the proposed Mitigated Negative Declaration, the project would have potentially significant effects on Agriculture and Forest Resources, Transportation/Traffic, and Utilities and Service Systems unless mitigation measures are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

Request: Approval of a Use Permit Major Modification #P10-00188 for the Reata Winery including the following: 1) increasing winery production from 200,000 gallons per year to 1,100,000 gallons (fermentation and bottling) and an additional 2,400,000 gallons of bottling of bulk wine (bottling only), for a total production capacity of 3,700,000 gallons; 2) construction of a 3,850 sq. ft. cover addition to the winery for outdoor tanks; 3) addition of 6 full time employees, for a total of 21 full time and no part-time employees; 4) reducing daily visitation by 30 people on weekends for a revised maximum of 570 visitors daily on weekends, 400 visitors on weekdays, and not to exceed 2,000 visitors per week by appointment only; 5) extending visitation hours to 10 a.m. until 10 p.m. daily; 6) conversion of approximately 6,980 sq. ft. of barrel storage area to wine storage tank area; 7) installation and operation of a de-alcoholization facility to treat up to 300,000 gallons of wine annually; 8) addition of food and wine pairing included with visitation; 9) increasing water allocation from the City of American Canyon to 25,922 gallons per day including installation of approximately 250 feet of a new treated water line and upgrading approximately 600 feet of existing 3 inch water line to a 4 inch water line; 10) expanding the process waste dispersal system including installing larger aerators within the existing treatment pond; and 11) installation of a new bottling line to increase the production from

80 bottles per minute to 160 bottles per minute. The project is located on a 78.33 acre parcel located on the north side of State Highway 12 (SR12) approximately 1.5 miles east of its intersection SR 29/121 and SR 12, within Agricultural Watershed: Airport Compatibility Combination (AW:AC) zoning district. (Assessor's Parcel 057-140-015). 1 Kirkland Ranch Road, American Canyon.

Recommendation : Adopt the Mitigated Negative Declaration and approve a reduced project as recommended by Staff including the attached recommended conditions of approval.

Staff Contact: Kirsty Shelton, (707) 299-1377, Kirsty.Shelton@countyofnapa.org

B. ENVY WINES LLC / MARK CARTER – USE PERMIT MAJOR MODIFICATION # P11-00163-MOD

CEQA Status: Subsequent Negative Declaration Prepared. New environmental effects resulting from proposed changes, altered conditions or new information are addressed in the Initial Study; there are no changes proposed in this project which require major revisions to the previous environmental document. This project site is not on any of the lists of hazardous waste sites enumerated under Government code Section 65962.5.

Request: Approval to modify Use Permit # 01074-UP (Calistoga Partners LP) and Use Permit Major Modification # P09-00288-MOD (Envy Wines LLC) to: 1) increase annual winery production from 20,000 gallons/year to 50,000 gallons/year; 2) construct a new 3,500 square foot barrel storage building with approximately 1,360 square feet of covered walkway on three sides; 3) construct a 699 square foot covered crush pad area to connect to both the new and existing barrel storage and existing winery storage building; 4) adopt a new marketing plan to allow food and wine pairings and one additional marketing event per month with 75 people; 5) allow on-premise bottle consumption by winery guests as per AB 2007 (Evans); 6) widen the existing access road; and 7) install expanded waste-water treatment and processing facilities for the new barrel storage building. No increase in the number of employees is proposed. The project is located on an approximately 18.4 acre parcel accessed from a private drive on the south side of Tubbs Lane, approximately 0.25 mile from its intersection with St. Helena Highway (SR 128), within the AP (Agricultural Preserve) zoning district. (Assessor's Parcel Number 017-210-27) 1170 Tubbs Lane, Calistoga, CA 94515

Staff Recommendation: That the Planning Commission adopt the Subsequent Negative Declaration and approve the Use Permit Modification as conditioned.

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

C. CLIFF LEDE VINEYARDS / CLIFF LEDE / YOUNTVILLE CROSSROADS INC. - USE PERMIT MAJOR MODIFICATION P11-00438-MOD

CEQA status: Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act, Class 1, which exempts alterations to an existing structure. This project is not on any of the lists of Hazardous waste sites enumerated under government Code section 65962.5.

Request: Approval of a modification to previous use permit approvals for the Cliff Lede Vineyards winery to allow the following: 1) increase the annual production from 60,000 gallons to 80,000 gallons; 2) convert an existing 1,102 sq. ft. storage room into a wine tasting area for by appointment only tours and tastings visitors; and 3) add tours and tasting by appointment only for 20 visitors per day with food pairings. The winery is located on a 25.3 acre parcel on the southeast side of Yountville Cross Road, approximately 1/4 mile southwest of its intersection with Silverado Trail within an Agricultural Preserve (AP) zoning district. APN: 031-220-023. 1473 Yountville Cross Road, Yountville.

Staff Recommendation: Find the project categorically exempt and approve the requested use permit modification as conditioned.

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

D. MENAGED RESIDENCE – GARY RAUGH, CONSERVATION REGULATION USE PERMIT EXCEPTION #P11-00437-UP & VIEWSHED APPLICATION #P11-00448-VW

CEQA Status: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: 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 an “Exception” in the form of a Use Permit to the Conservation Regulations (P11-00437), Zoning Ordinance Section 18.108.040, and the Viewshed Application (P11-00448), Zoning Ordinance Section 18.106.070 to allow the construction of a single family residence, a guest house, a garage, a wine room cave, a swimming pool, patio and decking, courtyards, an associated asphalt driveway, site retaining walls, a new septic system, and new water tanks on a slope over 30%. The project also includes the demolition of an existing single family residence (approximately 3,400 sq.ft.in size), related accessory structures and a water tank built in 1980. The following components have been specifically included under this request: 1) construction of a 5,240 sq.ft. 4 bedroom, 4.5 bath single family residence and 2 car 475 sq.ft. garage; 2) construction of a 912 sq.ft. 1 bedroom, 1 bath guest house; 3) construction of associated patios; 4) construction of a 200 sq.ft. wine room into the hillside; 5) construction of a new asphalt driveway section 500 feet in length; 6) installation of a swimming pool and decking; 7) installation of 6'-8' high retaining walls; 8) installation of a decomposite granite/landscaped courtyards; 9) installation of 4-5,000 gallon new water tanks for domestic, fire, and irrigation purposes; 10) installation of 2-500 gallon propane tanks; and 11) installation of a new septic system. The project is located on a 60.16-acre parcel and accessed via a private community driveway approximately one-half mile northeast of the intersection of Silverado Trail and Oakville Cross Road; 7830 Silverado Trail, Napa, CA 94558; APN: 031-050-073.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the project with attached conditions of approval.

Staff Contact: Charlene Gallina, Supervising Planner; (707) 299-1355;
Charlene.Gallina@countyofnapa

E. OAKVILLE GROCERY / OGC INVESTMENT LLC - USE PERMIT MAJOR MODIFICATION - P11-00464–MOD

CEQA Status: This project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, Section 15302 - Reconstruction, and Section 15303 - New Construction. The project site is not on any of the lists of hazardous sites enumerated under Government Code section 65962.5.

Request: Modification to Use Permit #02591-UP amending the permitted uses in four phases to: 1) remodel the existing grocery store with a 75 square foot deli eating area and tasting bar with a maximum of 10 seats; 2) expand the grocery with a 1,600 square foot addition; 3) remodel the interior of the Victorian structure for use as a wine bar with a maximum of 30 seats; 4) construct a new 600 square foot post office; 5) add two employees; 6) reduce parking spaces from 52 to 47; and,

7) install a new onsite wastewater system. The 1.02 acre project site is located on the east side of State Route 29 (St. Helena Hwy) approximately 119 feet north of Oakville Cross Road, within the CL - Commercial Limited zoning district (Assessor's Parcel Number: 031-020-010) 7856 St. Helena Hwy, St. Helena.

Staff Recommendation: Approve the use permit modification as conditioned.

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

10. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE *APRIL 4, 2012* 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
- #P10-00123-MOD, 1 year after opening - MJA Vineyard Winery
- #P10-00206-UP, 1 year after opening - Caravan Serai Winery
- #P10-00177-MOD, 1 year after final occupancy - 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 THURSDAY, MARCH 15, 2012 BY 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.

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