



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

Wednesday March 07, 2012
9:00 AM

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>VICE-CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Matt Pope</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>CHAIR</i> <i>Michael Basayne</i> <i>District # 2</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. 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.

3. APPROVAL OF MINUTES

None.

4. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS
- OTHER DEPARTMENT ACTIVITIES

5. AGENDA REVIEW**6. DISCLOSURES****7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY****8. PUBLIC HEARING ITEMS****A. DOMAINE CARNEROS / DOMAINE CARNEROS LTD - USE PERMIT MAJOR MODIFICATION P10-00384-MOD**

CEQA Status : Negative Declaration Prepared. According to the proposed Negative Declaration, the project would not have any potentially significant effects on the environment. 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 Approval of a Use Permit Modification to Use Permits #U-668687 and #00170-MOD which allow for a production of 432,000 gallons of wine within a 71,426 square foot facility. The modification requests approval of the following: (a) Reconfiguration of the existing parking lot to accommodate an additional 43 spaces and the construction of 23 additional spaces to yield a total of 144 parking spaces; (b) Modify approximately 2,400 square feet of interior floor area to change the building use from barrel storage to marketing space; (c) Revision of the existing marketing plan (U-91-11, two annual events of up to 300 people) to allow for two additional events per month with up to 50 guests and eight additional events per month with up to 25 guests; (d) Additional visitation of 100 people per day on weekdays and 600 visitors per day on the weekends for a total of 400 people Monday-Friday and 900 people Saturday and Sunday; (e) Food and wine pairing and (f) On-premise bottle consumption and retail sales pursuant to AB2004. No additional square footage, production, or increase in employees are included in this proposal. The 139 acre winery parcel is located at the intersection of Duhig Road and State Route 12 within an AW (Agricultural Watershed) zoning district. APN: 047-070-007. 1240 Duhig Road, Napa.

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

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

CONTINUED FROM FEBRUARY 15, 2012 CANCELED MEETING

B. ALEX RYAN/PARADUXX WINERY-USE PERMIT MODIFICATION P08-00671

CEQA status: Categorically Exempt pursuant to Section 15301-15304 of the California Environmental Quality Act (Class 1- alternations to an existing structure, Class 2- reconstruction or replacement of existing facilities, Class 3- internal conversion of an existing structure, Class 4- minor alternation to land); General Rule Section 15260 (b)(3); and appendix B of the Napa County Local Procedures for Implementing the California Environmental Quality Act. 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 Use Permits #00164-UP through P06-01523 VMM to allow the following: 1) increase the annual production from 156,000 gallons to 200,000 gallons; 2) increase the existing winery waste system to accommodate the increase of 44,000 gallon annual production; 3) construction of 3,384 square feet of administration area on the existing second floor of an existing structure; 4) increase the number of employees from five full time employees to 36, and the number of part-time employees from four to five; 5) increase the parking spaces from 22 to 40; 6) change appointment only tours & tastings from two per day with 15 persons per tour/tasting to Private tours/tasting up to a maximum of 48 persons per day; 7) to increase the marketing plan to include five Food & Wine events per week with 24 persons per event, ten Cultural Food & Wine events per year with 24 persons per event, two Wine (with food) Club events per year with 125 persons per event; (8) on-site consumption of wine pursuant to A.B. 2004; (9) recognition of an existing 170 square foot kitchen in the hospitality facility; and (10) removal of an unpermitted outdoor kitchen. The winery site is addressed at 7257 Silverado Trail, and located on the west side of Silverado Trail, approximately 4,000 feet north of its intersection with Yountville Cross Road within an Agricultural Preserve (AP) zoning district. (APN: 031-170-019)

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

Staff Contact: Mary Doyle, 707-299-1350 or mary.doyle@countyofnapa.org

C. AMORIM CORK & CAPSULE / AMORIM CORK AMERICA (PEDRO FERNANDES) - USE PERMIT P11-00469-UP

CEQA Status: Negative Declaration prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a use permit to construct a concrete tilt-up building with approximately 48,133 square feet of floor area for warehousing, distribution and administrative office area for a cork stopper company. Bulk shipments of cork stopper products are received, unpacked, label enhanced and repacked for direct customer shipments. Access would be provided from two new driveways on Devlin Road. No access is proposed or permitted from the State Route 29. On-site parking for 65 vehicles, landscaping, and building mounted signs are also included with the proposal. The proposal also includes a variation to Airport Industrial Area Specific Plan standards to allow a reduction of a portion of the landscape area along the south (side) property line from 10 feet to 5 feet. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The proposed project is located on a 3.36 acre site between Devlin Road and State Highway 29, approximately 990-feet north of Sheehy Court within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-250-005.

Staff Recommendation: Adopt the negative declaration and approve the use permit with the proposed conditions of approval.

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

D. GOLF COURSE RESTAURANT 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: Report to the Board of Supervisors regarding the Board's requested modifications to an ordinance recommended for their adoption on November 16, 2011, and recommend adoption of the revised ordinance. The revised ordinance would amend the text of the zoning code to allow restaurants and banquet facilities at existing golf courses to be open to the general public as an accessory use if the golf courses are located in the proximity of the Airport Industrial Area Specific Plan and in an area designated for urban uses by the Napa County General Plan. The Eagle Vines Golf Course is the only property which would benefit from the revised ordinance and is located at 580 S Kelly Road; APNs 057-070- 018, 057-070-001, 057-006-070.

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: Hillary Gitelman, Director 253-4805 hillary.gitelman@countyofnapa.org

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE *MARCH 21, 2012* MEETING
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

11. 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
- #P10-00206-UP, 1 year after opening - Caravan Sarai Winery
- #P10-00177-MOD, 1 year after final - Kelham Winery

12. 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 MARCH 1, 2012 BY 4:00 P.M. A HARD COPY 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, Acting Clerk of the Commission