



AGENDA
NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
Wednesday April 16, 2008

COMMISSION MEMBERS

<i>COMMISSIONER</i> Heather Phillips District # 1	<i>COMMISSIONER</i> Jim King District # 2	<i>CHAIRPERSON</i> Terry Scott District # 4	<i>VICE-CHAIRPERSON</i> Bob Fiddaman District # 3	<i>COMMISSIONER</i> Rich Jager District # 5
<i>COMMISSION COUNSEL</i> Laura Anderson		<i>SECRETARY-DIRECTOR</i> Hillary Gitelman		<i>COMMISSION CLERK</i> Renee' Lederer

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

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****A. DAVID JORDAN AND ANNE MARIE FAILLA TRUST / JORDAN WINERY / USE PERMIT MODIFICATION REQUEST #P07-00460-MOD**

Approval to modify Use Permit #98606 to make the following revisions to the winery cave: (1) change its location; (2) increase the size from 3,300 square feet to 11,650 square feet; (3) modify the cave from a Type I to a Type III to allow for visitors consistent with the approved use permit; (4) add one additional portal; (5) add two additional restrooms; and, (6) add a 128 square foot mechanical/electrical area. No increase in visitation, marketing or other changes are proposed. The project is located on a 10.13 acre parcel on the northeast side of Silverado Trail within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 021-410-027). 3530 Silverado Trail North, St. Helena.

Staff Recommendation: Find project categorical exempt from CEQA and Approve Major Modification with recommended conditions of approval

(REQUESTED TO BE CONTINUED TO MAY 7, 2008 MEETING)

B. BRUCE AND BARBARA NEYERS / NEYERS VINEYARD / USE PERMIT MODIFICATION REQUEST #P07-00461-MOD

Director of Conservation, Development and Planning recommends approval to modify Use Permit #U-208182 to construct a 6,800 square foot cave with two portals with no increase in visitation, marketing or other changes. The project is located on a 29.31 acre parcel on the south side of Sage Canyon Road, approximately 13.2 miles east of its intersection with Silverado Trail within an AW (Agricultural

Watershed) zoning district. (Assessor's Parcel # 032-010-048) 2153 Sage Canyon Road, St. Helena.

Staff Recommendation: Adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) and approval of the Use Permit Modification P07-00461 UP, subject to the recommended conditions of approval.

(REQUESTED TO BE CONTINUED TO MAY 7, 2008 MEETING)

8. PUBLIC HEARING ITEMS

A. EL RETIRO WINERY / EAC PARTNERS, LLC. – USE PERMIT # P07-00782 MOD

Request: Approval of a Use Permit Modification (P07-00782) to modify a prior Use Permit (#03533-MOD) that authorized the construction of a 7,850 sq. ft. winery structure and 3,500 sq. ft. of caves, for a total of 22,333 sq. ft. of building area and a total of 11,400 sq. ft. of cave area and the reconfiguration of the entrance, located at 7557 Silverado Trail in Yountville, Assessor's Parcel Number 031-070-009. There are no other changes to the operations besides the request to establish 4 full time employees.

Staff Recommendation: Adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) and approval of the Use Permit Modification P07-00782 UP, subject to the 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.

(ITEM CONTINUED FROM MARCH 19, 2008)

9. ADMINISTRATIVE ITEMS - NONE

10. DEPUTY DIRECTOR'S REPORT

- | DISCUSSION OF ITEMS FOR THE **MAY 7, 2008** MEETING
- | CODE COMPLIANCE
- | ZONING ADMINISTRATOR
- | OTHER PENDING PROJECTS' STATUS

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

14. COMMISSION CALENDAR

May 7, 2008	
Regular Commission Meeting	9:00 AM
May 20, 2008	
Regular Commission Meeting and Airport Land Use Commission Meeting	9:00 AM
May 21, 2008	
Regular Commission Meeting with the Board of Supervisors	9:00 AM