



A Tradition of Stewardship  
A Commitment to Service

# AGENDA

## NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

**Wednesday, April 18, 2012**  
**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

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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](http://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**

Clerk of the Commission requests approval of Minutes for the meetings held on:  
December 7, 2011 (All Commissioners present)  
February 21, 2012 (All Commissioners present)  
March 19, 2012 (All Commissioners present)  
April 2, 2012 (All Commissioners present)

**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 - None****9. PUBLIC HEARING ITEMS****A. HALL WINERY / HALL ST. HELENA WINERY LLC & HALL HIGHWAY 29 WINERY LLC - USE PERMIT MODIFICATION P11-00452**

**CEQA status:** Subsequent Mitigated Negative Declaration (MND) previously prepared and adopted on January 18, 2006. The majority of the proposed modifications to this project are within the scope of the analysis of the previously approved Subsequent MND. The increase in floor area is Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act, Class 1, which exempts minor additions and alterations to an existing structure and 15311, Class 11, which exempts small parking lots. 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 Hall winery to update the phasing plan and to allow the following improvements as part of Phase 3: 1) restoration of the historic Peterson-Bergfeld building including use of the first floor for barrel storage and previously approved marketing events and use of the second floor for previously approved marketing events instead of the display of viticultural, enological and historic items; 2) reducing the floor area of Production Building 2.2 from 30,249 sq. ft. to 19,347 sq. ft. (a loss of 10,902 sq. ft.); 3) construction of a new 9,965 sq. ft two-story hospitality building attached to the north side of Production Building 2.2 (a

gain of 9965 sq. ft.); 4) construction of a new 5,500 sq. ft. two-story office building attached to the east side of Production Buildings 2.1 and 2.2, replacing the previously approved 3,902 sq. ft. reception/viticulture control building ( a gain of 1,598 sq. ft.); 5) 25 new parking spaces on a pervious surface located north of the existing parking lot; 6) construction of a new 990 sq. ft. unenclosed outdoor terrace west the Peterson-Bergfeld building; and 7) construction of a new 500 sq. ft. outdoor barbecue/restroom pavilion with approximately 460 sq. ft. of enclosed floor area northwest of the Peterson-Bergfeld building. The following improvements would occur as part of Phase 4: 8) construction of the previously approved 10,902 sq. ft. hospitality building west of the Peterson-Bergfeld building; 9) construction/relocation of the previously approved 19,361 sq. ft. Production Building 1 northwest of the Peterson-Bergfeld building which will require the removal of the 500 sq. ft. outdoor barbecue/restroom building; 10) construction of the previously approved 29,093 sq. ft. Production Buildings 3.2 and 3.3 between existing Production Building 3.1 and the pond; 11) conversion of the existing 1,752 sq. ft. distillery building to display viticultural, enological and historic items; and 12) conversion of the existing 3,080 sq. ft. public tasting area to office use. The proposed project would result in a net gain of 661 sq. ft. of floor area. No changes to production, tours and tasting, marketing, number of employees, hours of operation, or general building locations/setbacks are proposed. The winery is located on a 33.2 acre site on the west side of State Route 29, between Lewelling Lane to the north and Inglewood Avenue to the south within an Agricultural Preserve (AP) zoning district. APN's: 027-120-052, 061 (SFAP) & 062 (SFAP). 401 S. St. Helena Highway, St. Helena.

**Staff Recommendation:** Find the majority of the proposed modifications to this project are within the scope of the analysis of the previously approved Subsequent MND and that the increase in floor area is categorically exempt and approve the requested use permit modification as conditioned.

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

#### 10. ADMINISTRATIVE ITEMS - None

#### 11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **MAY 2, 2012 MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

#### 12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

#### 13. 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

#### 14. 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 APRIL 11, 2012 AT 4:30 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Melissa Gray (By e-signature)  
Melissa Gray, Clerk of the Commission