



A Tradition of Stewardship  
A Commitment to Service

# AGENDA

## NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

**Wednesday June 06, 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>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](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:  
March 7, 2012 (All Commissioners present)  
May 16, 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****A. RAYMOND VINEYARDS AND CELLAR / RAYMOND VINEYARDS WINERY USE PERMIT MAJOR MODIFICATION APPLICATION No. P11-00156**

**CEQA Status:** Mitigated Negative Declaration Prepared. According to the proposed Mitigated Negative Declaration, the project would have potentially significant effects on Transportation/Traffic. 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 Modification #P11-00156 requesting approval of the following: 1) Increase visitation from 400 to 500 total visitors (400 public and 100 by-appointment only); 2) Increase production from 750,000 gallons per year to 1.5 million gallons per year; 3) Adoption of a marketing plan to allow 50 total events, not to exceed eight per month:(a) 2 events per year for up to 500-people (b) 4 events per year for up to 250-people (c) 6 events per year for up to 150-people (d) 12 events per year for up to 100-people; and (e) 26 events per year for up to 50-people; 4) Improve the existing wastewater treatment ponds and enlarge the spray fields; 5) Expand the domestic wastewater treatment; 6) Construction of 50 additional parking spaces for a total of 130 parking spaces; 7) Inclusion of food and wine pairing as part of tours and tasting; 8) Construction of a left-hand turn lane on Zinfandel Lane; 9) Construction of 210 sq. ft. outdoor restrooms;10) Remodel the existing 855 sq. ft. pool house to be converted to private tasting;11) Remodel the existing 4,070 sq. ft. residence to be converted to partially 2,764 sq. ft. of private tasting and a 1,338 sq. ft. residence; 12) Construction of a vineyard viewing platform; 13) Increase the tours and tastings hours of operation

from 10 am to 4 pm to 10 am to 6:30 pm;14) Increase the production hours of operation from 6 am to 6 pm to 6 am to 11 pm;15) Increase the number of employees by 66 from 24 to 90;16) Construction of 17,400sq. ft. of production space and interior modifications, including the conversion of 10,670 sq. ft. of production space to accessory space;17) Modify the existing conditions of approval to allow for outdoor events;18) Conversion of the existing swimming pool to landscape, and 19) Display of public art within one-acre of landscape. The project is located on a 60.72 acre lot located on the south side of Zinfandel Lane approximately 0.3 miles east of its intersection SR 29, within the Agricultural Preserve (AP) zoning district. (Assessor's Parcel No's 030-270-013 &-031). 849 Zinfandel Lane, St. Helena, California, 94574.

**Staff Recommendation:** Continue the item to the June 20th Planning Commission hearing.

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

## 9. PUBLIC HEARING ITEMS

### A. CAIRDEAN WINERY – EDWIN & STACIA WILLIAMS, USE PERMIT #P11-00298 & VARIANCE REQUEST #P11-00299

**CEQA Status:** Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, if mitigation measures are not included, the proposed project would have potentially significant effects in the following area(s): Biological Resources. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

**Requests:** Two (2) Variance Requests to allow the construction of a new winery 259 feet from the centerline of State Route 29/128 (St. Helena Highway) road setback where 600 feet is required for a setback and 100 feet from the centerline of a private road (used by the public) where 300 feet is required for a setback. A Use Permit to establish a new 50,000 gallon per year winery with: 1) a winery building with total coverage of 61,221sf (+/- 19,390sf production area (single story) and +/- 2,500sf admin area including +/- 250sf tasting room, +/- 230sf employee break room); 2) +/-13,000sf of caves (including +/- 340sf wine library, +/- 450 case good storage, and +/- 12,210 barrel storage); 3) +/- 3,700sf of covered work area; 4) +/- 2,000sf of covered crush pad; 5) +/- 22,300sf of new access paving (including one-way loop driveway, parking spaces, walkways, loading area); 6) a gated access; 7) 14 parking spaces (including 1 ADA-accessible space); 8) a 1-acre of vineyard; 9) a new winery domestic and process wastewater treatment and disposal system (including a 10,500 gallon domestic water tank, a 10,500 gallon irrigation tank and a 65,000 gallon recycled water holding tank and other various smaller tanks as needed); 10) a 40,000 gallon fire water tank; 11) a landscaping program that includes a green roof, vineyard plantings, native & drought tolerant plants; 12) +/- 14,000 cubic yards of cave spoil to be disposed on-site or hauled off-site to Clover Flats or another location; 13) fourteen (14) employees (four (4) Full-Time, six (6) Part-Time, and four (4) Harvest); 14) tasting hours: 9:30-6:30 p.m.; seven days per week; 15) tours & tasting with catered food @ 25 person maximum per day; 16) a marketing plan with catered food: (2-25 person events per month; 2-50 person events per month; 2-100 person events per year, and participation in the Napa Vally Wine Auction up to 25 persons); 17) on-premise wine consumption pursuant to AB 2004; and 18) demolition of four existing structures (a single-family residence, a agricultural barn, a garage and a pool house)

The 50.31 acre project site is located on the south side of Napa County on St Helena Highway (State Route 29/128) approximately 1,300 feet north of its intersection with Lodi Lane within the Agricultural Watershed Zoning District, and is addressed as 3125 St. Helena Highway, St. Helena (APN 022-070-028).

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and approve the requested Variances and Use Permit as conditioned.

**Staff Contact:** Charlene Gallina, Supervising Planner; (707) 299-1355;  
[charlene.gallina@countyofnapa.org](mailto:charlene.gallina@countyofnapa.org)

**B. JAN KRUPP / BART & PATRICIA KRUPP / KRUPP BROTHERS WINERY - USE PERMIT No. P11-00348 & STREAM SETBACK EXCEPTION No. P11-00495**

**CEQA Status:**

Mitigated Negative Declaration Prepared. According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: Biological Resources. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

**Requests: Use Permit** to establish a new 50,000 gallon per year winery with: 1.) a +/- 13,675 sq. ft. two level (one story plus a cellar) production building; 2.) a +/- 675 sq. ft. covered crushpad; 3.) conversion of a +/- 4,525 sq. ft. existing residence into a winery hospitality and administration building with a commercial kitchen; 4.) up to 10 employees; 5.) 25 parking spaces (including 2 ADA-accessible spaces); 6.) by-appointment tours and tastings including food/wine pairings with a maximum of 124 and an average of 60 visitors per day; 7.) hours of operation from 8 am to 6 pm, daily; 8.) Evans Bill (AB2004) on-premise consumption at the proposed hospitality building entry courtyard; 9.) an annual marketing plan with 105 24-person events, eight 75-person events, and two 125-person events annually (excepting the days on which 125-person marketing events occur, combined tours and tastings and marketing event visitation will not exceed 124 persons on any day); 10.) new winery domestic and process wastewater treatment and disposal systems; 11.) a 12 foot tall 50,000 gallon recycled water holding tank and a 12 foot tall 40,000 gallon fire-flow and domestic water tank; 12.) grading including 3,300 cubic yards of net cut, with spoils disposed of on site; 13.) abandonment of the existing residential driveway and construction of a relocated 18 foot wide winery access drive; 14.) demolition of the existing Hardman Creek bridge and construction of a new 20 foot wide bridge in roughly the same location; 15.) construction of a 4 to 7 foot tall stone wall and entry structure, partially within the Silverado Trail right-of-way; 16.) installation of a southbound Silverado Trail center left-turn lane at the proposed winery driveway; and 17.) a landscape and Hardman Creek stream restoration plan. **Conservation Regulations Exception** to allow encroachment within required setbacks from Hardman Creek (85 feet required, 38 feet proposed).

The 13 acre project parcel is located on the east side of the Silverado Trail, approximately ½ mile south of its intersection with Soda Canyon Road, within the AP (Agricultural Preserve) zoning district. APN: 039-610-006. 3150 Silverado Trail, Napa, Calif., 94558

**Staff Recommendation:** Adopt the mitigated negative declaration and approve the requested use permit and Conservation Regulations stream setback exception as conditioned.

**Staff Contact:** Chris Cahill, (707) 253-4847 or [chris.cahill@countyofnapa.org](mailto:chris.cahill@countyofnapa.org)

**C. LARKMEAD VINEYARDS - SOLARI ESTATE VINEYARDS - USE PERMIT MODIFICATION (P12-00105)**

**CEQA Status:** A Negative Declaration was prepared. According to the proposed negative Declaration, the project would not have any potentially significant effects. The 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 #P04-0204 to construct an approximately 9,530 square foot

building for barrel storage, office, tasting/conference room, wine library, an employee breakroom with a commercial kitchen for food pairings, and restrooms. The proposal includes an increase in employees from four full-time and two part-time to six full-time and four part-time and an additional five parking spaces for a total of 15 spaces. The building will be constructed utilizing the same materials and in the same design as the previously approved winery building with board and batten siding, a cultured stone face and corrugated roofing. No increases to production or visitation have been proposed.

The 18 acre project site is located on the north side of Larkmead Lane 0.33 miles east of Highway 29 within a AP (Agricultural Preserve) zoning district. (Assessor's Parcel 020-240-001-000), 1100 Larkmead Ln, Calistoga.

**Staff Recommendation:** Adopt the Negative Declaration and approve the Use Permit as conditioned.

**Staff Contact:** Linda St. Claire, (707) 299.1348 [linda.stclaire@countyofnapa.org](mailto:linda.stclaire@countyofnapa.org)

#### 10. ADMINISTRATIVE ITEMS - None

#### 11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **JUNE 20, 2012 REGULAR 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
- #P10-00206-UP, 1 year after opening for visitation - Caravan Serai Winery
- #P10-00123-MOD, August 2011 - MJA Vineyard Winery
- #P07-00177-MOD, December 2011 - Kelham Winery
- #P11-00464-MOD, 1 year after final occupancy - Oakville Grocery

#### 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 MAY 30, 2011 AT 4:30 PM. 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