

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES

APRIL 20, 2011

1. CALL TO ORDER/ROLL CALL

Meeting was called to order by Chair Matt Pope.
All Commissioners present.

2. PLEDGE OF ALLEGIANCE

Commissioner Scott led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Minutes were approved as corrected.

HP-MB-BF-MP-TS

A

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS
 - ▶ Update on Housing Methodology Committee
 - ▶ Pending appeal on Beaulieu Gardens
 - ▶ Napa Pipe Supplement to EIR is public
- OTHER DEPARTMENT ACTIVITIES
 - ▶ Customer service survey meeting April 21, 2011

6. AGENDA REVIEW

John McDowell gave the review. Requested that Item 8A, Hospital Sign Zoning Ordinance, be continued to May 4 meeting.

7. DISCLOSURES

Commissioners reported.

8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

A. HOSPITAL SIGN ZONING ORDINANCE, PROPERTY OWNER-INITIATED ZONING CODE TEXT AMENDMENT P11-00069-ORD

CEQA Status: The proposed amendments are exempt from CEQA review under the "General Rule" Section 15061(b)(3) that CEQA only applies to projects that "have the potential for causing a significant effect on the environment". The proposed Zoning Code Amendments are limited to allowing off-site signs for hospital uses through the

established administrative permit process. The amendments are regulatory in nature, do not identify any specific location for installation of such signs, and are not approving any specific development request.

Request: First reading and recommendation of adoption of an ordinance amending Sections 18.116.030, 18.116.065, and 18.126.060 of the Zoning Code to permit the installation of off-site signs to identify a hospital in the unincorporated areas of Napa County. The proposed Code Amendments would require an administrative permit issued by the Director for any proposed off-site sign and would include physical limitations of said signs.

Ordinance Title: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING SECTIONS 18.116.030 AND 18.116.065 OF CHAPTER 18.116 AND SECTION 18.126.060 OF CHAPTER 18.126 OF TITLE 18 OF THE NAPA COUNTY CODE REGULATING SIGNS AND ADMINISTRATIVE PERMITS.

Staff Recommendation: Continue the item to the Commission's May 4, 2011 regular meeting.

Commission voted to continue Item 8A to the May 4, 2011 Planning Commission meeting.
BF-TS-MB-HP-MP

9. PUBLIC HEARING ITEMS

A. TIMOTHY MONDAVI / TIMAR LLC and TMR WINE COMPANY LLC / CONTINUUM WINERY – USE PERMIT MAJOR MODIFICATION P10-00255

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

Request: Use Permit Major Modification to transfer the existing 6,600 gallon per year Continuum (formerly Cloud View) winery from assessor's parcel 032-010-060 (032-030-043 SFAP) to assessor's parcel 032-010-061 (032-030-044 SFAP) and to further modify use permit #99544-UP as previously modified by P07-00752 and P10-00099 to allow the following: 1.) an increase in wine production from 6,600 gallons per year to 28,000 gallons per year; 2.) conversion of an existing residence to create a +/- 4,596 sq. ft. single-story winery administration/office building; 3.) construction of a new +/- 2,563 sq. ft. single-story hospitality building with an attached +/- 1,920 sq. ft. trellis-covered terrace; 4.) construction of a new +/- 11,972 sq. ft. single-story production building; 5.) construction of +/- 2,500 sq. ft. of trellis-covered terrace/pavilion areas in the vicinity of the production building; 6.) construction of a new +/- 4,138 sq. ft. single-story shop and production building; 7.) construction of a new +/- 1,250 sq. ft. winery equipment storage barn; 8.) +/- 21,758 sq. ft. of new winery caves; 9.) conversion of the existing +/- 3,500 sq. ft. winery building on APN 032-010-060 to agricultural storage and vineyard management uses; 10.) an increase in winery employment from 1 full-time and 1 part-time employee to 14 full-time and 3 part-time employees; 11.) 3 visitor parking spaces and 12 employee parking spaces, including 3 ADA-accessible spaces; 12.) by-appointment tours and tastings including food pairings with a maximum of two visitor vehicles per day; 13.) a marketing plan with 4 50-person private tasting events with meals and 2 125-person private gala events with meals annually; 14.) installation of two 10,500 gallon above-ground domestic water storage tanks and one fire flow storage tank; 15.) process wastewater disposal through landscape irrigation and installation of a 35,000 gallon above ground treated wastewater storage tank; and 16.) sanitary

wastewater disposal through sub-surface drip including 14,670 sq. ft. of septic disposal and septic reserve areas. Road and Street Standards Exception to allow width reductions (18 feet required, 10 to 20 feet proposed) along the existing 2+ mile shared entry drive (APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, and 032-010-074) and along approximately 2,000 linear feet of new winery driveway (APNs: 32-010-074, 032-010-028, and 032-010-061 {032-030-044 SFAP}). The two 89.8 acre winery parcels are accessed via a private drive beginning 250 feet northeast of the intersection of Sage Canyon Road (State Highway 128) and Long Ranch Road within an AW (Agricultural Watershed) zoning district. Existing and proposed winery APNs: 032-010-060 (032-030-043SFAP) and 032-010-061 (032-030-044 Separated for Assessment Purposes- hereinafter SFAP). 1683 and 1677 Sage Canyon Road, St. Helena, Calif., 94574. Additionally, roadway improvements are proposed within a private access easement crossing portions of APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, 032-010-074, and 032-010-028.

Staff Recommendation: Adopt the subsequent mitigated negative declaration and approve the requested use permit modification and Road and Street Standards exception as conditioned.

Commission voted to adopt the project subsequent mitigated negative declaration, based on findings 1-5 of Exhibit A; approve the requested Road and Street Standards exception based on findings 11-12 of Exhibit A; and approve use permit modification and Road and Street Standards exception No. P10-00255 based on findings 6-10 of Exhibit A and subject to the recommended conditions of approval (Exhibit B).

TS-HP-BF-MB-MP

10. ADMINISTRATIVE ITEMS

None.

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **May 4, 2011PC** MEETING
 - ▶ Cancellation of the ALUC meeting
 - ▶ St. Helena Hospital Sign
 - ▶ Condominium Map
 - ▶ NCTPA presentation
- CODE COMPLIANCE REPORT
 - ▶ Berryessa Estates code case ; eight unpermitted homes
- ZONING ADMINISTRATOR ACTIONS
 - ▶ Bennett Lane
 - ▶ Viewshed
 - ▶ Sparby property

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

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
- #P06-1426-UP, 1 year after opening - Pavitt Winery
- #P10-00123-MOD, August 2011 - MJA Vineyards

- #P10-00177-MOD, December 2011 - Kelham Winery

13. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning meeting of May 4, 2011.



MATT POPE, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director



MELISSA GRAY, Clerk

Key

Vote: MB = Mike Basayne; MP = Matt Pope; BF = Bob Fiddaman; TS = Terry Scott; HP = Heather Phillips;

The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused