

**NAPA COUNTY**  
**CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION**  
**MINUTES**

**MARCH 19, 2008**

**1. CALL TO ORDER / ROLL CALL**

Meeting was called to order at 9:05 a.m.

**2. PLEDGE OF ALLEGIANCE**

John McDowell led the salute to the Flag.

**3. CITIZEN COMMENTS AND RECOMMENDATIONS**

None.

**4. APPROVAL OF MINUTES**

Approval of January 3, 2007, October 3, 2007, October 16, 2007, February 20, 2008 Minutes approved as presented.

JK-BF-HP-TS-RJ

Approval of March 5, 2008 Minutes approved as presented.

JK-BF-TS-RJ-HP

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**5. DIRECTOR'S REPORT**

Hillary Gitelman presented the report.

● **BOARD OF SUPERVISORS ACTIONS**

- General Plan was continued to April 8<sup>th</sup>, 2008.
- The city of Napa requested that the county stop the processing of the General Plan amendment Napa Pipe and participate in a planning study focused on 3 development sites adjacent to the County.
- The City of Napa has called for a Growth summit with all jurisdictions in the county.
- Board of Supervisors will hear the Morris Appeal April 15<sup>th</sup>, 2008.

● **OTHER DEPARTMENT ACTIVITIES**

- Planning Commission has started the update on the Housing Element.

**6. AGENDA REVIEW**

Robert Nelson presented agenda. No Changes.

**7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY**

The Commission voted to place item # 8B (Robert Mondavi/Constellation Brands Inc.) on consent. Commission voted to approve a mutual request to continue this item to the April 16, 2008 regular meeting of the Conservation, Development and Planning Commission.

JK-BF-RJ-TS-HP

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**8. PUBLIC HEARING ITEMS**

**A. ROBERT PECOTA / CALISTOGA ARTISAN VILLAGE, LLC. - USE PERMIT #P07-00472-UP**

**Request:** Approval of Use Permit to establish a combined facility consisting of: a new 48,000 gallon per year winery with custom crush abilities within a 9,144 square foot winery building including a tasting room; a cheese processing facility producing 70,000 pounds of cheese per year within a 2,160 square foot building; and an olive oil processing facility producing 150 tons of olive oil per year within a 2,008 square foot building. The three buildings total 13,312 square feet and share a 13,513 square foot common outdoor court yard. The combined winery, cheese, and olive oil facility and accessory uses will require eight full-time employees, three part-time employees, and 13 seasonal part-time employees with a total of 12 parking spaces. It will be open to the public by appointment only with a maximum of 240 visitors per week. The marketing plan includes eight events per year with a maximum of 48 participants per event. Utilities for the commercial uses consists of construction of a leach field for sanitary wastewater, conversion of an existing 12.5 acre foot water storage pond to a waste water aeration pond and storage tank, and connection to the City of Calistoga's water system. The project is located on a 24 acre parcel on the northeast side of Bennett Lane approximately 100 feet northwest of its intersection with Tubbs Lane within an AP (Agricultural Preserve) zoning district (Assessor's Parcel #: 017-150-004) Calistoga.

**Staff Recommendation:** Adoption of mitigated negative declaration, and approval of the use permit with recommended conditions of approval. **KS**

Commission voted to adopt Resolution #P07-00472-UP and adopt the Mitigated Negative Declaration, and approve Use Permit with Conditions of Approval.

BF-HP-JK-TS-RJ

**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. **RG**

See item #7.

**C. ORDINANCE #P08-00116-ORD - EXTENSION OF BALLOON LAUNCHING ORDINANCE**

**Request:** Proposed Ordinance #P08-00116-ORD of the Board of Supervisors of the County of Napa, State of California, amending sections 18.120.010 and 18.126.070 of the Napa County Code to remove the two-year limitation and sunset provision regarding permits for hot air balloons.

**Staff Recommendation:** Approval of the ordinance with inclusion of a new sunset provision of 5 years rather than no sunset provision. **JM**

Commission voted to recommend to the Board of Supervisors that they approve the ordinance with the sunset provision of five years rather than no sunset provision.

JK-BF-TS-HP-RJ

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**9. ADMINISTRATIVE ITEMS**

None.

**10. DEPUTY DIRECTOR'S REPORT**

John McDowell presented the report

- DISCUSSION OF ITEMS FOR THE **APRIL 2ND, 2008** MEETING
  - Three items for Public Hearings:
    - Pavitt Winery - 10,000 gallons. Involves a set back variance from Silverado Trail.
    - Pannatoni - South Kelly Project. Speculative Warehouse Complex in the Napa Corporate Center.
    - Robert Craig Winery Expansion from 20,000 to 25,000 gallons.
  - Presentation by the Conservation Division on the basics to the State Surface Mining Reclamation Act.
- CODE COMPLIANCE
  - Hyde Violation – Mass Storage of vehicles.
  - Corbin Violation – Mass Storage of vehicles.
  - Toerun Property – Grading and Planting of unauthorized Hillside Vineyards.
  - Ledesmo Property – Grading and Planting of unauthorized Hillside Vineyards.
  - New Violation – Road in Pope Valley area crossed federally owned Land.
- ZONING ADMINISTRATOR ACTIONS
  - None.

**11. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

Commissioner Scott - will not be available on April 16, May 20 & May 21, 2008.

**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**

Adjourned to the regular meeting of the Conservation Development and Planning Commission meeting of April 2, 2008.

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TERRY SCOTT, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

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C. RENEE LEDERER, Clerk

Key

Vote: RJ = Rich Jager; JK = Jim King; 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