

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES

APRIL 2, 2008

1. CALL TO ORDER / ROLL CALL

Meeting called to order at 9:03 a.m.
All Commissioners Present.

2. PLEDGE OF ALLEGIANCE

Mr. Meybeyer led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

None presented.

5. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- **BOARD OF SUPERVISORS ACTIONS**
 - ▶ Civil Grand Jury Report on Farm Workers Housing is out and the County will be filing a response.
- **OTHER DEPARTMENT ACTIVITIES**
 - ▶ Planning Commission will be selecting a consultant for the Housing Element.
 - ▶ There will be a public workshop on the Housing Element

 - ▶ There will be a joint meeting with the Board of Supervisors on May 21, 2008 to discuss the Housing Element and Code Enforcement.

 - ▶ Aetna Springs Resort project will be coming to the Planning Commission soon.

6. AGENDA REVIEW

Robert Nelson gave the review. No changes.

7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY –None.

8. PUBLIC HEARING ITEMS

A. SHANE & SUZANNE PAVITT / PAVITT FAMILY VINEYARDS VARIANCE REQUEST #P06-01427-VAR

Requests: Approval of a Variance as required by Napa County Code section 18.104.230 (A.)(1.) to allow an existing 3,915 square foot, two story agricultural structure (built in 2004 and currently not being used) to encroach 464 feet into the required 600 foot winery road setback from the centerline of Silverado Trail.

Item dropped and will be renoticed to a later date.

**SHANE & SUZANNE PAVITT / PAVITT FAMILY VINEYARDS
USE PERMIT REQUEST #P06-01426-UP**

Request: Approval of a Use Permit to establish a new 10,000 gallon per year winery to include the following square footage: (1) an administrative office and a 164 square foot laboratory; (2) new construction of a 170 square foot outdoor crush pad; (3) one full-time and two-part time employees; (4) four parking spaces; (5) tours and tasting by appointment only (Monday – Friday from 7 a.m. to 5 p.m.); (6) a marketing plan to include: eight private wine and food tastings per year for wine trade personnel with a maximum of 10 people per event, and one private Harvest event per year with a maximum of 30 people per event. All food events will be catered; (7) installation of a new winery waste water system, a pretreatment drip irrigation system and 3 holding tank(s) totaling 30,000 gallons; and, (8) mobile bottling. The project is located on a 22.84 acre parcel on the east side of Silverado Trail, approximately 600 feet north of its intersection from Dunaweal Lane within an AW (Agricultural Watershed) zoning district (Assessor's Parcel #: 020-350-026) 4660 Silverado Trail, Calistoga.

Staff Recommendation: Deny Variance and Use Permit request, and request applicant propose alternative project design.

[Item dropped and will be renoticed to a later date.](#)

B. NAPA AIRPORT CORPORATE CENTER, LLC. -USE PERMIT #P07-00113-UP

Request: Approval of a Use Permit to construct four 32 foot high concrete tilt-up industrial buildings totaling 170,949 square feet for flexible warehousing, light manufacturing, and ancillary office uses and including installation of 271 parking spaces. The project is located on approximately 12.44 acres of a 34.4 acre parcel at the southwest corner of Napa-Vallejo Highway (State Highway 29) and South Kelly Road within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-090-076). American Canyon.

Staff Recommendation: Adopt mitigated negative declaration and approve use permit with proposed conditions of approval.

[Commission moved to adopt the mitigated negative declaration and approve #P07-00113-UP of the Napa Airport Corporate Center Project.](#)

[BF-JK-HP-RJ-TS](#)

C. ROBERT CRAIG / ROBERT CRAIG WINERY L.P. -USE PERMIT MAJOR MODIFICATION REQUEST #P0700822-MOD

Request: Approval to modify Use permit #98183-UP to increase annual wine production from 20,000 gallons per year to 25,000 gallons per year with no increase in visitation, marketing or other changes. The project is located on a 20.19 acre parcel on the south side of Summit Lake Drive, approximately one and a quarter mile west of its intersection with White Cottage Road within an AW(Agricultural Watershed) zoning district. (Assessor's Parcel # 018-060-072) 2475 Summit Lake Drive, Angwin.

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

[Commission moved to place this item on consent and approve #P0700822-MOD](#)

[BF-JK-RJ-HP-TS](#)

9. ADMINISTRATIVE ITEMS- None.

10. DEPUTY DIRECTOR'S REPORT

[John McDowell gave the report.](#)

[Balloon ordinance was approved at the 4-13-08 Board of Supervisors Meeting without the 5 year extension but including a 2 year check in.](#)

- DISCUSSION OF ITEMS FOR THE **APRIL 16th, 2008** MEETING
 - ▶ Mondavi (continued)
 - ▶ Screaming Eagle- Expansion of existing facility with no increase in production.
 - ▶ Items on consent Calendar;
 - ▶ Jordan Winery- small winery adding more caves.
 - ▶ Nyers – Small winery adding caves.
- CODE COMPLIANCE REPORT
Long Pending Cosentino action is at a point of resolution. There is a tentative agreement with the District Attorney's office which will free up Cosentino to apply for a major modification of the existing use permit.
- ZONING ADMINISTRATOR ACTIONS
Project in process for Rombauer. Current permit allows fermentation within an existing warehouse, and are asking to add the ability to crush

11. COMMISSIONER COMMENTS / COMMITTEE REPORT

- ▶ Commissioner Scott will not be available for the April 16, 2008 CDPC Meeting.
- ▶ Commissioner Scott spoke about the Grand Jury report on Farmworker Housing.
- ▶ Commissioner King informed of the upcoming Earth Day celebrations at Napa Valley College on April 19th, 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 – Kendal – 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 16, 2008.

TERRY SCOTT, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

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