

**NAPA COUNTY**  
**CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION**  
**MINUTES**  
**MAY 2, 2007**

1. **CALL TO ORDER**  
Meeting called to order at 10:08 a.m.
2. **ROLL CALL**  
All Present.
3. **CITIZEN COMMENTS AND RECOMMENDATIONS**  
None.
4. **APPROVAL OF MINUTES**  
Approve minutes of April 18, 2007 meeting as presented.  
TS-BF-HP-JK-RJ
5. **DIRECTOR'S REPORT**  
Hillary Gitelman had nothing to report.
6. **AGENDA REVIEW**  
Bob Nelson presented agenda review. No changes to the agenda.

**Public Hearings:**

7. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item  #8**  
Commission voted to continue this item to the regular Planning Commission meeting of May 16, 2007.  
TS-BF-HP-JK-RJ
8.  **FRANK FAMILY VINEYARDS (RICHARD FRANK) / PRESTON HILL, LLC AND FRANK FAMILY INVESTMENTS, LLC – USE PERMIT MODIFICATION #P06-0102-MOD**  
**CEQA STATUS:** Subsequent Mitigated Negative Declaration Prepared. According to the proposed Subsequent Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: biological resources.  
**REQUEST:** Approval to modify Use Permits #U117576, #U-218081, and Use Permit Modifications #93060-MOD, #95661-MOD, #00462-MOD, and #03384-MOD to: (1) demolish the 1,410 square foot visitor building and construct a new 7,920 square foot, two-story building that includes administrative offices, caterer's prep kitchen, and public and private tasting areas resulting in a winery totaling 105,500 square feet; (2) allow the authorized production limit of 564,500 gallons to be based on a three year average with no more than a 20% variation in any single year and authorize crushing activities for 93,200 gallons of the total production capacity; (3) add a new 1,526 square foot crush pad on an existing impervious surface; (4) increase on-site parking from 72 to 92 spaces; (5) remove previous conditions of approval restricting custom crush activities; (6) eliminate reporting requirements for water usage, truck deliveries, sewage flows, and tasting room visitors; (7)

increase the number of full and part time employees from approximately 24 to 28; (8) increase hours of operation from 8 a.m. to 5 p.m. to 8 a.m. to 6 p.m.; (9) allow tours and tastings by appointment only for up to an additional 200 visitors per day; (10) allow additional marketing events to include: four lunches or dinners per month with a maximum of 100 people and 5 lunches or dinners per week with a maximum of 25 people (previously approved marketing events include four wine related events per year for up to 100 people and four to six catered dinners per year with a maximum of 100 people at each); (11) construct a new entry gate; (12) provide new site landscaping; and, (13) upgrade the existing sewage disposal system. The project is located on a 5.15 acre parcel on the east side of Larkmead Lane approximately 2,400 feet north of its intersection with St. Helena Highway (State Highway 29) within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 020-290-007) 1091 Larkmead Lane, Calistoga.

**(Continued from April 18, 2007)(To be continued to May 16, 2007).**

**ST**

Item placed on consent agenda – see item #7.

**Other Business:** (The following matters, unless otherwise noted, may be heard at any time during the meeting at the discretion of the Chairperson).

- 9. MATCH WINERY #03409-UP** – Status review, discussion and possible direction to staff regarding compliance with Use Permit for Match Winery (Assessor's Parcel #: 022-080-004) 3283 St. Helena Highway, St Helena.  
John McDowell reported that it doesn't appear the applicant is going to take any action to continue. Project is likely to expire on May 18, 2007. No action taken.

**10. STUDY SESSION ON ITEMS FOR UPCOMING JOINT BOARD OF SUPERVISORS / PLANNING COMMISSION MEETING.**

Review of upcoming meeting schedule:

- June 6 – Regular Meeting
- June 12 – Joint BOS/CDPC Meeting – General Plan/Steering Committee & the Work Program
- June 14 – Special Night Meeting for General Plan
- June 20 – Meeting canceled
- June 27 – Possible meeting to hear airport matters
- July 18 – Return to regular schedule

General Plan/Steering Committee

Work Program for 2008

- 11. CITY REFERRALS:**  
None.

**12. DEPUTY DIRECTOR'S REPORT**

- **DISCUSSION OF ITEMS FOR THE MAY 16, 2007 MEETING**
  - Frank Family negotiations not going well
  - Morris Ghost Facility
  - Cosintino – Noise Analysis
  - Template for Simplified Staff Reports.
- **CODE COMPLIANCE REPORT**
  - Vanderesion Second Unit – Built without permits – Have finally gotten permits.
  - Lewis Revocation – Appeal was determined to be invalid. Department is working with District Attorney – criminal charges may be pressed because they are continuing to operate.

- Del Dotto Winery – Mezzanine added within the building. They have submitted application for a minor modification of their use permit.

- ZONING ADMINISTRATOR ACTIONS
  - Westin Residence

**13. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

Jim King - WIC Annual Retreat held at Frogs Leap Winery. Adding non-profit component.

Terry Scott – Farmworker Housing Oversight Committee has been taken over by the County. The new description is very detailed. He doesn't think that he qualifies. Bob Fiddaman and Heather Phillips would be good potential members of this group.

Heather Phillips – CCPCA Northern Spring Conference will be held on May 19, 2007. Topics will be "Housing" related issues.

**14. FUTURE AGENDA ITEMS**

- #00338-UP, 1 Year after opening – Caldwell Winery
- #02082-UP, 1 Year after opening – Del Dotto Winery
- #03457-UP, 1 Year after opening – Pecotta Winery
- Lokoya Road Drainage Report – September 5, 2007

**15. ADJOURNMENT**

Meeting adjourned at 10:41 a.m.

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JIM KING, 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