

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

**JUNE 27, 2007**

1. **CALL TO ORDER**  
Meeting called to order at 9:01 a.m.
2. **ROLL CALL**  
All Present.
3. **PLEDGE OF ALLEGIANCE**  
Steve Lederer led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)**  
None.
5. **APPROVAL OF MINUTES**  
None.
6. **DIRECTOR'S REPORT**  
Hillary Gitelman informed the Commission that they are gathering together the comments received on the Draft General Plan and EIR and will provide the Commission with a full set. She also updated them on recent Board of Supervisor actions including the Stanley Lane initiative which will appear on the ballot in February 2008 as Proposition K. The Board of Supervisors also adopted the CDPD Budget and will hear a staff report regarding the Napa Pipe project on July 10th. She also updated the Commission of the addition of several new staff members.
7. **AGENDA REVIEW**  
Bob Nelson presented agenda review.

**Public Hearings:**

9. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item**   
None.
10. **DEL DOTTO FAMILY WINERY, INC. / DEL DOTTO WINERY – USE PERMIT MODIFICATION REQUEST # P07-00278-MINMOD**  
**CEQA STATUS:** Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (Class 1 – Existing Facilities) and Napa County's Local Procedures for Implementing CEQA, Appendix B, Section 3 (minor modifications of

existing wineries).

**REQUEST:** Approval of a modification to Use Permit #02082-UP to: (1) add a 2,640 square foot mezzanine to the Cut and Cover Cave, slightly increasing its floor area from 15,025 to 15,163 square feet, revise the height of the non-production area from 8 feet above grade to 14 feet and change the railings throughout the structure from a tensioned cable design to a ceramic baluster design; (2) delete the approved Phase II building (of approximately 6,924 square feet in area and 35 feet in height) thereby reducing the total winery area from 21,949 square feet to 15,163 square feet; (3) increase the parking from 13 to 20 spaces, including two handicapped; (4) allow use of the roof top patio area over the non-production portion of the winery structure; (5) relocate the crush pad area of approximately 840 square feet from the west side of the Phase II building to the north side of the Phase I Cut and Cover Cave; and, (6) add a new entry structure at the winery driveway entrance on South St. Helena Highway (St. Highway 29). The 48,000 gallon per year production, visitation and employee numbers remain unchanged. The project is located on a 13.38 acre parcel at the southwest corner of South St. Helena Highway and West Zinfandel Lane, approximately one mile south of the City of St. Helena within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 027-160-055) 1445 South St. Helena Highway, St. Helena. **(Continued from June 6, 2007) (Dropped from agenda and re-noticed for July 18, 2007).**

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Commission voted to drop from agenda and re-notice to July 18, 2007.

BF-HP-JK-RJ-TS

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**11. 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, May 2, May 16, and June 6, 2007)**

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Commission moved to continue to July 18, 2007 with the intent to approve subject to revised conditions being presented at that time.

BF-HP-JK-TS-RJ

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

12. GENERAL PLAN – Presentation and summary discussion of the population and employment projections used in the Draft EIR for the General Plan Update  
(Continued to July 18, 2007)
13. STATUS REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING COMPLIANCE WITH USE PERMIT FOR JAYSON WOODBRIDGE / ONE TRUE VINE #P04-0551-UP, 565 CRYSTAL SPRINGS ROAD, ST. HELENA CA. APN #021-072-044-000. **JMc**  
John McDowell presented report. Bridge construction should begin soon; details are being finalized with Tom Carey at Dickenson, Peatman and Fogarty.
14. CITY REFERRALS:  
None.
15. DEPUTY DIRECTOR'S REPORT
  - DISCUSSION OF ITEMS FOR THE **JULY 18, 2007** MEETING
    - Norm Alumbaugh Winery
    - Lief Winery
    - Cosentino – Noise Analysis
    - Del Dotto Winery
    - Frank Family Vineyard
    - General Plan Presentation
  - CODE COMPLIANCE REPORT
  - ZONING ADMINISTRATOR ACTIONS
    - Humphrey Property – 2nd unit – going to ZA on June 28, 2007
16. COMMISSIONER COMMENTS / COMMITTEE REPORTS  
Heather Phillips – Had a meeting with the Wildlife Conservation Commission, took a tour of the Napa River. The Commission will be receiving \$130,000 from the Palmaz settlement for grants and land acquisitions.
17. 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
18. ADJOURNMENT  
Adjourned to the regular meeting of the Conservation, Development and Planning Commission, July 18, 2007 at 9:00 a.m.

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JIM KING, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

  
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BARB RUFFINO, Clerk

Key

Vote: RJ = Rich Jager; JK = Jim King; BF = Bob Fiddaman; TS = Terry Scott; HP = Heather Phillips;  
GW = Gary Wooton; DS = Dean Stahr

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