

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

AUGUST 15, 2007

1. **CALL TO ORDER**
Meeting called to order @ 9:02 a.m.
2. **ROLL CALL**
A. M. - All Commissioners Present.
P.M. – Commissioners King, Phillips, Fiddaman and Scott Present.
Commissioner Jager Excused.
3. **PLEDGE OF ALLEGIANCE**
Commissioner Phillips led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS**
Lois Batchello expressed concern for terrorism and the use of Parrott Field / Angwin Airport.
5. **APPROVAL OF MINUTES**
None.
6. **DIRECTOR’S REPORT**
John McDowell presented report (as part of Deputy Director’s Report) -
 - ▶ Napa Pipe Community meeting this evening at 6:30 p.m.
 - ▶ SFAP – 107 lots on east side of Lake Berryessa are up for sale. There is a question of them being legal. May be taking some action.
 - ▶ Frank Family item has filed an appeal by the applicant.
7. **AGENDA REVIEW**
Bob Nelson presented Agenda review.

Public Hearings:

8. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item #11**
Items marked with a will be acted upon by the Commission on one motion at the beginning of the public hearings, regardless of their numbered position on the agenda. Persons wishing to speak to any items so listed should indicate so during this time. Remove this item (Grieve Family Winery) from the calendar. To be renoticed to the regular agenda of the Conservation, Development and Planning on September 19, 2007.
TS-BF-HP-JK-RJ
X

9:00 AM

9. **DRAFT GENERAL PLAN UPDATE – DISCUSSION OF PROPOSED GENERAL PLAN POLICIES AND LAND USE MAPS RELATED TO ANGWIN** Staff presentation/overview, public testimony, commission discussion and possible direction to staff regarding proposed General Plan Update policies and maps for the Angwin area. (Please note: the Planning Commission has received copies of all public comments (written and verbal) submitted on the Draft General Plan Update and Draft EIR. Public testimony on this agenda item will be limited to new information or evidence relevant to the General Plan Update that has not already been submitted either verbally or in writing. The Chair may set time limits to allow everyone an opportunity to be heard. Testimony specifically related to the pending Pacific Union College/Triad application for development in Angwin will not be accepted at this time. A hearing before the Planning Commission on that application will be scheduled at a future date.)

NJ

Public testimony taken. Continue to September 5, 2007 @ 6:00 p.m. Place to be determined and will be noticed.

HG-TS-JK-BF-RJ

1:30 PM

10. **ROBERT BROMAN & DEBORAH RUSSELL / BROMAN CELLARS – USE PERMIT REQUEST #P05-0027-UP**

CEQA STATUS: Mitigated Negative Declaration Prepared. According to the 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 of a Use Permit to establish a new 20,000 gallon per year winery (with crushing, fermentation, barrel ageing, barrel & case good storage activities) consisting of: (1) construction of a 3,648 square foot winery building with 4,375 square feet of caves for a winery totaling approximately 8,023 square feet; (2) two full-time and two part-time employees; (3) 10 on-site parking spaces; (4) tours and tasting by appointment only (Monday – Friday) with a total of 10 persons per week; (5) a marketing plan to include: five wine and catered food events per year with a maximum of 10 persons per event, three wine and catered food events per year with a maximum of 25 persons per event, one wine and catered food Harvest event with a maximum of 20 persons per event, and one Wine Auction event with a maximum of fifty persons; (6) a new winery wastewater system consisting of: pre-treatment facilities, a drip disposal field and three 10,000 gallon holding tanks; (7) installation of two 10,000 gallon water tanks for winery and emergency water supplies; and, (8) improvements to the existing access off of Deer Park Road to include widening the existing 10-foot asphalt driveway to 20 feet, installation of a new gate, and replacement of the existing deteriorating stream crossing to accommodate the new winery. The project is located on an 11.47 acre parcel on the east side of Deer Park Road approximately 800 feet south of its intersection with Sanitarium Road within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 021-400-003). 945 Deer Park Road, St Helena.

MD

Commission voted to adopt the subsequent Mitigated Negative Declaration and mitigation monitoring and reporting plan subject to findings 1-6.

TS-HP-JK-BF-RJ

X

Commission voted to approve Use Permit #P05-0027-UP based on findings 6-10 subject to Conditions of Approval.

TS-BF-HP-JK-RJ

X

11. **DAVID GRIEVE / DRG PIER PALM BEACH LLC. / GRIEVE FAMILY WINERY - USE PERMIT REQUEST #P05-0399-UP**
CEQA STATUS: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: biological resources, hydrology and water quality.
REQUEST: Approval of Use Permit #P05-0399-UP to establish a new 15,000 gallon per year winery with: (1) a 6,115 square foot winery building (that includes 423 square feet of storage/warehouse, 1,204 square feet of offices) and 8,000 square feet of caves for a winery totaling 14,115 square feet; (2) two and ½ full-time employees and one part-time employee; (3) six on-site parking spaces; (4) tours and tasting by appointment only with up to 28 visitors per week (four maximum in one day); (5) a marketing plan with three private events per year, two with a maximum of 25 people, including lunch or dinner, and one with a maximum of 50 people; and, (6) two Napa Valley Vintners' Association Wine Auction events with a maximum of 25 people. The project is located on a 59.66 acre parcel on the east side of Lovall Valley Road approximately 878 feet north of its intersection with Lovall Valley Loop Road within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 050-352-002). 4800 Lovall Valley Road, Sonoma.
(Recommend continuance to September 19, 2007) **RG**
 This item was moved to Consent Agenda. See item #8.
 TS-BF-HP-JK-RJ
 X

12. **GATES BIG RANCH, LLC. – TENTATIVE PARCEL MAP #P06-01294-PM**
CEQA STATUS: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts.
REQUEST: Approval of a Tentative Parcel Map to allow the subdivision of one parcel totaling 187.17 acres into four separate parcels of 47.56, 56.55, 41.0, and 42.06 acres respectively. No new structures are proposed as part of this application. The project is located at the northern end of Big Ranch Road and is bordered on the east by Silverado Trail approximately 3,500 feet north of Oak Knoll Avenue within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #'s: 036-120-066 SFAP and 039-051-001 SFAP). Napa. **NJ**
 Commission voted to adopt the subsequent Negative Declaration subject to findings 1-6.
 TS-HP-JK-BF-RJ
 X

Commission voted to approve Tentative Parcel Map #P06-01294-PM based on findings 8-14 subject to Conditions of Approval.
 TS-HP-JK-BF-RJ
 X

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

13. CITY REFERRALS:
 None.

14. DEPUTY DIRECTOR'S REPORT

- **DISCUSSION OF ITEMS FOR THE SEPTEMBER 5, 2007 MEETING**
 - Luciana Golf Course
 - Whitehall Winery Expansion
 - Report on noise at Cosentino Winery
 - Lokoya Road Drainage Issue
 - Upvalley General Plan Meeting in evening.
- **CODE COMPLIANCE REPORT**
 - Winery site in Angwin is being investigated. Possibly winery violation.
 - Humphries second unit – Have gotten a partial permit.
 - Riverview LLC – Chicken coop converted to a second unit or a guest cottage. In process of legalizing it.
 - Discussed Bouchaine Wedding and Black Stallion.
- **ZONING ADMINISTRATOR ACTIONS**
 - Geis/Spencer Property (minor modification – outdoor seating)
 - Variance for house in Gordon Valley (porch)

15. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Commissioner Phillips – Will be going out on site to the David Grieve property. Asked if anyone else would like to go along.

16. FUTURE AGENDA ITEMS

No Discussion.

September 19, 2007 – is a scheduled ALUC meeting.

17. ADJOURNMENT

Adjourned to the regular meeting of the Conservation, Development and Planning Commission meeting of September 5, 2007 at 9:00 a.m.

JIM KING, 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