

NAPA COUNTY
CONSERVATION, DEVELOPMENT and PLANNING COMMISSION
MINUTES

SEPTEMBER 19, 2007

1. **CALL TO ORDER**
Meeting called to order at 10:34 a.m.
2. **ROLL CALL**
All Present.
3. **CITIZEN COMMENTS AND RECOMMENDATIONS**
None.
4. **APPROVAL OF MINUTES**
September 5, 2007 minutes approved as presented.
BF-RJ-HP-JK-TS

September 5, 2007 (Special Meeting in Yountville) minutes approved as presented.
BF-RJ-HP-JK-TS
5. **DIRECTOR'S REPORT**
Hillary Gitelman presented report:
 - **BOARD OF SUPERVISORS ACTIONS**
Frank Family has been appealed.
Board and City of American Canyon working on land and water issues.
 - **COMPLIANCE REPORT**
Resources available for a temporary extra help person to assist with code enforcement and farm labor housing.
 - **OTHER DEPARTMENT ACTIVITIES**
City Redevelopment Plan
6. **AGENDA REVIEW**
Bob Nelson presented agenda review.

Public Hearings:

7. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item**
None.

8. **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 a Use Permit to establish a new 15,000 gallon per year winery with: (1) a new 6,115 square foot winery building including 8,000 square feet of caves for a winery totaling 14,115 square feet; (2) three full-time employees and one part-time employee; (3) 11 on-site parking spaces; (4) no public tours and tasting; (5) a marketing plan as defined in Napa County Code Section 18.08.370 with three 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. **RG**

Commission voted to find environmental findings 1-6 and adopt the Negative Declaration.

TS-BF-RJ-JK-HP

Commission voted to approve Use Permit #P05-0399-UP based on findings 6-10 subject to revised Conditions of Approval.

TS-BF-RJ-JK-HP

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

9. **DRAFT GENERAL PLAN UPDATE – DISCUSSION OF PROPOSED POLICIES AND LAND USE DESIGNATION FOR TRANSITIONAL USES** - Staff presentation / overview, public testimony, commission discussion and possible direction to staff regarding proposed General Plan update policies and maps for transitional or study area sites to be applied to parcel located Southeast of the City of Napa and referred to as Napa Pipe and Boca/ Pacific Coast properties. **HG**

Hillary Gitelman presented report. No action taken.

10. **DRAFT GENERAL PLAN UPDATE – DISCUSSION OF GROWTH MANAGEMENT POLICIES** – Staff presentation / overview, public testimony, Commission discussion and possible direction to staff regarding proposed General Plan update policies for managing growth. **HG**

Commission voted to strike policy A120 and add action item that would obligate the department to examine this issue in the next update to the housing element. Commission also wants this item brought back if traffic pass-through percent is changed.

HP-RJ-JK-TS-BF

N N

11. **WOODBIDGE QUATERLY REPORT - 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. No action taken.

12. **CITY REFERRALS:**
None.

13. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **OCTOBER 3, 2007** MEETING
 - General Plan items – Angwin and a workshop on the balance of the Land Use Element.
 - Cameron Wine Storage Complex
 - Tilly Land Mark Designation
 - Napa Valley Marina
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

14. COMMISSIONER COMMENTS AND COMMITTEE REPORTS

Commissioner Scott – will be out of the country until October 2nd, but will be at the October 3rd meeting.

15. FUTURE AGENDA ITEMS

- #00338-UP, 1 year after opening – Caldwell Winery
- #02082-UP, 6 months after opening – Del Dotto Winery
- #03457-UP, 1 year after opening – Kendal – Jackson (Formerly Pecota) Winery
- #P06-0102, 2 years after opening – Frank Family Winery

16. ADJOURNMENT

Adjourned to the regular meeting of the Conservation, Development and Planning Commission meeting of October 3, 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