

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

**DECEMBER 5, 2007**

1. **CALL TO ORDER**  
Meeting called to order @ 9:01 a.m.
2. **ROLL CALL**  
Present: Commissioners King, Scott, Jager, and Phillips.  
Excused: Commissioner Fiddaman
3. **PLEDGE OF ALLEGIANCE**  
Tom Carry led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS**  
None.
5. **APPROVAL OF MINUTES**  
None.
6. **DIRECTOR'S REPORT**  
Hillary Gitelman presented the report.
  - GENERAL PLAN STATUS UPDATE  
Draft plan is revised and available to the Public.  
Final EIR report will be ready in a few weeks. Copies to be mailed to people who provided comments.
  - BOARD OF SUPERVISORS ACTIONS  
Series of meetings are being scheduled beginning with the January 15th meeting in Yountville and January 30<sup>th</sup> meeting will be in the evening.  
Appeal for Suttui – early February.
  - CODE ENFORCEMENT UPDATE – Presentation and discussion on current code enforcement activities and methodology.  
Dave Giudice gave presentation.
  - OTHER DEPARTMENT ACTIVITIES  
Director introduced Melissa Von Loesch as the new CDPD Administrative Secretary.
7. **AGENDA REVIEW**  
Bob Nelson presented agenda review. No changes.

**Public Hearings:**

8. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item  9&10, and 12**  
The Commission placed items 9, 10 & 12 on consent agenda.  
The Commission voted to drop item #'s 9 & 10 from the calendar. Items will be renoticed.  
Commission voted to approve use permit modification # P07-00744-MOD (item #12).  
TS-RJ-HP-JK-BF  
X

**ITEM 9 & 10 WILL BE HEARD TOGETHER**

9.  **PAVITT FAMILY VINEYARDS / SHANE AND SUZANNE PAVITT TRUST - VARIANCE REQUEST #P06-01427-VAR**  
**CEQA STATUS:** See Item #10  
**REQUEST:** 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, to become the winery building and encroach 491 feet into the required 600 foot road setback from the centerline of Silverado Trail. 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. **(To be dropped from agenda re-noticed)** **MD**  
Item placed on consent. See item #8.
10.  **PAVITT FAMILY VINEYARDS / SHANE AND SUZANNE PAVITT TRUST – USE PERMIT REQUEST #P06-01426-UP**  
**CEQA STATUS:** Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act (Class 3 – New Construction or Conversion of Small Structures).  
**REQUEST:** Approval of a Use Permit to establish a new 10,000 gallon per year winery within an agricultural structure built in 2004 to include the following: (1) use of the existing 3,915 square foot existing agricultural structure for winery operations and activities, 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.-5 p.m.); (6) a marketing plan to include: eight private wine and food tastings for wine trade personnel with a maximum of 10 people per event, and one private Harvest event with a maximum of 30 people per event; (7) mobile bottling; and, (8) installation of a new winery waste water system, a pretreatment drip irrigation system and 3 tank(s) totaling 30,000 gallons. 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. **(To be re-noticed)** **MD**  
Item placed on consent. See item #8.
11. **BRYANT MORRIS / BD MORRIS ENTERPRISES LP / BRYANT MORRIS GHOST WINERY - USE PERMIT REQUEST #P06-01453-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 and historical resources and transportation/traffic.

**REQUEST:** Approval of a Use Permit to re-establish the former 1880 Castner Winery as a 20,000 gallon per year winery to include: (1) both the conversion of the 2,681 square foot ground floor area of an existing residence to the winery fermentation, wine storage, office, lab, and tasting room areas and the addition of 5,000 square feet of caves for a winery totaling 7,681 square feet; (2) a 605 square foot detached storage area; (2) three full-time and three part-time employees; (3) 11 on-site parking spaces; (4) tours and tasting by appointment only for a maximum of 25 visitors per week (12 maximum in one day); (5) a marketing plan to include: a total of seven activities per year consisting of catered wine and food with a maximum of 25 people three times a year and a maximum of 15 people four times a year and one Wine Auction event with a maximum of 50 people. The project will be located on a no less than ten acre parcel (after a lot line adjustment), on the west side of St. Helena Highway North, off a private driveway immediately opposite of its intersection with Deer Park Road within the AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 022-200-028 & 030). 2825 St. Helena Highway North, St. Helena.

RG

Commission voted to continue this item to the regular Planning Commission meeting of January 2, 2008 – to be placed first on the agenda.

TS-HP-JK-RJ-BF

X

12.  **NAPA VALLEY CROSSROADS PG., LLC., ETAL / PANATTONI DEVELOPMENT COMPANY – USE PERMIT MODIFICATION #P07-00744-MOD**

**CEQA STATUS:** Categorically Exempt pursuant to Section 15301 and 15311 of the California Environmental Quality Act (Class 1 – minor alterations to existing facilities and Class 11 – on premise signs).

**REQUEST:** Approval of various building and ground signage for an existing 146,113 square foot multi-tenant warehouse/distribution building and a 163,537 square foot multi-tenant warehouse/distribution building currently under construction. The project is located on a 15.6 acre parcel on the west side of North Kelly Road between Jameson Canyon Road (State Highway 12) and Executive Way within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-190-022). 21 Executive Way, Napa.

ST

Item placed on consent. See item #8.

13. **P07-00763 – AN ORDINANCE, AMENDING THE CONSERVATION REGULATIONS, SECTIONS 18.108.025, 18.108.027, 18.108.030, 18.108.050, 18.108.070, 18.108.100 AND 18.108.140 OF CHAPTER 18.108 OF THE NAPA COUNTY CODE.**

**CEQA STATUS:** Class 5 Categorical Exemption – Minor Alterations to Land Use Limitations (pursuant to CEQA Guidelines Section 15305).

**REQUEST:** Minor amendments to the County's Conservation Regulations (Chapter 18.108 of the County code) to: 1) make the grading deadline (winter shut-down period) for non-agricultural projects in sensitive domestic water supply watersheds consistent with the NPDES (National Pollution Discharge Elimination System) requirements; 2) provide clarification and notify the public of the existing remedies that may be applied against violators who engage in grading and earthmoving activities without required permits; and 3) other non-substantive revisions.

BB

Hillary Gitelman presented report.

Commission voted to recommend that the Board of Supervisors find that the proposed project is Categorically Exempt pursuant to Section 15305, Class 5, of the California Environmental Quality Act.

TS-RJ-JK-HP-BF

X

Commission voted to recommend that the Board of Supervisors adopt the proposed ordinance.

TS-RJ-JK-HP-BF

X

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

14. **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. 95-98% complete. Commission expressed some dissatisfaction with the quality of the Monitor hired for this project. No action taken.
15. REVIEW AND ADOPTION OF COMMISSION 2008 SCHEDULE **RN**  
Commission voted to adopt schedule as presented.  
TS-RJ-JK-HP-BF  
X
16. CITY REFERRALS:  
None.
17. DEPUTY DIRECTOR'S REPORT
- DISCUSSION OF ITEMS FOR THE **JANUARY 2, 2008** MEETING
    - Public bike path by Green Island Road.
    - Open Space Park at Lake Berryessa.
    - Bryant Morris.
  - CODE COMPLIANCE REPORT
  - ZONING ADMINISTRATOR ACTIONS
18. COMMISSIONER COMMENTS / COMMITTEE REPORTS  
Commissioner Phillips reported that the Wildlife Commission met. Will be increasing grants to have year round meetings and hold more meetings.
19. 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
20. ADJOURNMENT  
Adjourned to the regular meeting of the Conservation Development and Planning Commission meeting of January 2, 2008.

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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