

MINUTES OF THE MEETING OF THE
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
COUNTY OF NAPA

June 21, 2006

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, JUNE 21, 2006, AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY DEPUTY COMMISSION SECRETARY ANTOINETTE D. SMITH AT 9:01 A.M.

2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: COMMISSIONERS TERRY SCOTT, JIM KING, AND BOB FIDDAMAN. CHAIR RICH JAGER AND VICE-CHAIR DAVID GRAVES WERE EXCUSED.

COMMISSIONER KING WAS ELECTED ACTING CHAIR.
BF-TS-JK-DG-RJ
X X

3. Pledge of Allegiance.
DEPUTY PLANNING DIRECTOR STEVE LEDERER LED THE SALUTE TO THE FLAG.

4. Citizen Comments and Recommendations.
NONE

5. Approval of Minutes.
NONE

6. Director's Report / Deputy Director's Report
DEPUTY DIRECTOR STEVE LEDERER ADVISED THAT THE BOARD OF SUPERVISORS HAD HELD 2006/2007 BUDGET HEARINGS AND ADOPTED THE COUNTY BUDGET. THERE WERE NO CHANGES MADE TO THE PROPOSED PLANNING BUDGET.

MR. LEDERER ALSO REPORTED THAT PLANNING DEPARTMENT STAFF WERE WORKING WITH PALMAZ WINERY TO SOLVE SOME ENVIRONMENTAL ISSUES REGARDING THEIR CAVE USE PERMIT.

7. Agenda Review.
AGENDA REVIEWED – NO CHANGES

Public Hearings

8. Items to be decided without additional testimony.
NONE

9. **RICHARD & HELENE POE / MT. VEEDER SPRINGS WINERY – USE PERMIT REQUEST #03485-UP**

California Environmental Quality Act (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 with: (1) conversion of a 2,860 square foot building for a winery totaling 2,860 square feet (no covered work areas); (2) one full-time and one part-time employee; (3) three parking spaces; (4) no tours and tastings; (5) a marketing plan with two events per year with a maximum of 15 per event, two events per year with a maximum of 25 people per event, and one event per year with a maximum of 50 people; and, (6) construction of a special designed sewage system requiring a permit. The project is located on a 45.93 acre parcel on a private driveway on the south side of Partrick Road approximately 3,500 feet northwest of its intersection with Browns Valley Road within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 050-030-025) 1477 Partrick Road, Napa.

PUBLIC HEARING OPENED – TESTIMONY PRESENTED

THE COMMISSION FOUND THE PROJECT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15303 OF THE CEQA GUIDELINES (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND NAPA COUNTY'S LOCAL PROCEDURES FOR IMPLEMENTING CEQA, APPENDIX B, SECTION 10 (SMALL WINERIES).

**BF-TS-DG-RJ-JK
X X**

THE COMMISSION APPROVED USE PERMIT #03485-UP BASED ON FINDINGS #10 THROUGH #14 AND SUBJECT TO CONDITIONS OF APPROVAL #1 THROUGH #22.

**BF-TS-DG-RJ-JK
X X**

10. **ANNE ULITIN / ANNE ULITIN & RON AND EDITH SLATER - VARIANCE REQUEST #03527-VAR**

CEQA Status: See Item #11.

Request: Approval of a Variance to allow a winery building at approximately 490 feet from the centerline of Monticello Road (State Highway 121) where 600 feet is required. The project is located on a 10.81 acre parcel on the west side of Monticello Road (State Highway 121) approximately 40 feet south of its intersection with Wooden Valley Road within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 033-290-002) 3807 Monticello Road, Napa.

SEE ITEM #11

11. **ANNE ULITIN / ANNE ULITIN & RON AND EDITH SLATER – USE PERMIT REQUEST #03528-UP**

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 Use Permit to establish a new 36,000 gallon per year winery with: (1) construction of a new two-story building totaling 4,453 square feet (to be built in two phases) and 3,650 square feet of caves for a winery totaling 8,103 square feet; (2) an 800 square foot

11. Continued.

uncovered crush pad; (3) a 1,476 square foot uncovered tank pad; (4) two full-time and two part-time employees during crush activities and special events; (5) on-site parking for five vehicles; (6) tours and tastings and retail sales by appointment only with 20 people on busiest day and an average of 50 people per week; (7) a marketing plan with eight activities per year consisting of: two private grand opening events after the completion of each phase of construction for 50 people each; one annual private event with two groupings (from 10:00 A.M. to 2:00 P.M. and 5:00 P.M. to 10:00 P.M.) with 50 guests at each grouping; two private wine and food tasting events per year for wine trade personnel (from 10:00 A.M. to 2:00 P.M. and 5:00 P.M. to 10:00 P.M.) with 20 guests at each grouping; and, two private wine and food tasting events per year for non-wine trade persons (from 10:00 A.M. to 4:00 P.M. and 5:00 P.M. to 10:00 P.M.) with 20 guests at each grouping; and, (8) a new access drive off Monticello Road (State Highway 121). The project is located on a 10.81 acre parcel on the west side of Monticello Road (State Highway 121) approximately 40 feet south of its intersection with Wooden Valley Road within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 033-290-002) 3807 Monticello Road, Napa.

ITEM #10 AND #11 HEARD TOGETHER**PUBLIC HEARING HELD – TESTIMONY PRESENTED****THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6 AND ADOPTED THE NEGATIVE DECLARATION.****BF-TS-DG-RJ-JK****X X****THE COMMISSION APPROVED VARIANCE #03527-VAR AND USE PERMIT #03582-UP BASED ON FINDINGS #13 THROUGH #22 AND CONDITIONS OF APPROVAL #1 THROUGH #23 AS MODIFIED.****BF-TS-DG-RJ-JK****X X**12. **DIRK FULTON AND BECKY KUKKOLA / FULTON WINERY – VARIANCE REQUEST #P05-0345-VAR**

CEQA Status: See Item #13.

Request: Approval of a Variance to allow a new winery building at approximately 60 feet from the centerline of a private road where 300 feet is required. The project site is located on a ±40.00 acre parcel on a private road on the south side of Petrified Forest Road approximately 2,060 feet from its intersection with State Highway 128 (Foothill Boulevard) within an AW (Agricultural Watershed) zoning district. (Assessor's parcel #: 020-430-006) 263 Petrified Forest Road, Calistoga.

SEE ITEM #1213. **DIRK FULTON AND BECKY KUKKOLA / FULTON WINERY - USE PERMIT REQUEST #P05-0346-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: biology.

Request: Approval of a Use Permit to establish a new 20,000 gallon per year winery with: (1) a ±4,200 square foot building for a winery and ±7500 square feet of caves for a winery totaling

13. Continued.

±11,700 square feet; (2) a 1,500 square foot covered crush pad area; (3) tours and tastings by appointment only with a maximum of 15 people per day; (4) a marketing plan with nine events per year with a maximum of 12 attendees, one event with a maximum of 30 people; (no events shall occur at the same time); (5) two full-time employees; (6) seven parking spaces; (7) a new engineered septic system; and, (8) associated off site road improvements and on-site driveway improvements. The project site is located on a ±40.00 acre parcel on a private road on the south side of Petrified Forest Road approximately 2,060 feet from its intersection with State Highway 128 (Foothill Boulevard) within an AW (Agricultural Watershed) zoning district. (Assessor's parcel #: 020-430-006) 263 Petrified Forest Road, Calistoga.

ITEM #11 AND #12 HEARD TOGETHER

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6 AND ADOPTED THE MITIGATED NEGATIVE DECLARATION INCLUDING THE PROJECT REVISION STATEMENT WITH INCORPORATED MITIGATION MEASURES AND THE MITIGATION MONITORING AND REPORTING PROGRAM.

BF-TS-DG-RJ-JK

X X

THE COMMISSION APPROVED VARIANCE #P05-0345-VAR AND USE PERMIT P05-0346-UP BASED ON FINDINGS #10 THROUGH #19 AND SUBJECT TO CONDITIONS OF APPROVAL #1 THROUGH #22 AS MODIFIED.

BF-TS-DG-RJ-JK

X X

Other Business

14. City Referrals.
NONE

15. Commission to Review, Discuss and Provide Possible Direction to Staff Regarding the Standard Condition of Approval Which Guides Winery Building Colors.
DISCUSSION HELD – NO ACTION TAKEN

16. Discussion of items for the July 5, 2006 meeting.
DEPUTY DIRECTOR LEDERER ADVISED THAT THE FOLLOWING MATTERS WERE SCHEDULED FOR DISCUSSION:

- **FOUR HEARINGS INCLUDING THE GATEWAY PLAZA RETAIL COMPLEX, A HAVENS WINE CELLARS MODIFICATION, A NEW APPLICATION FOR A FONTANELLA WINERY AND A VIEWSHED APPLICATION REQUEST FROM GARY HOUCK;**
- **WOODBIDGE/ONE TRUE VINE REVOCATION; AND,**
- **TWO CLOSED SESSIONS.**

17. Commissioner Comments.
COMMISSIONER SCOTT RECOMMENDED THAT EACH MEMBER OF THE COMMISSION MAKE A SITE VISIT TO A PROPERTY WHEN THERE IS A VARIANCE REQUEST OR ANTICIPATED SIGNIFICANT NEIGHBORHOOD OPPOSITION.
- COMMISSIONER FIDDAMAN CONGRATULATED DEPUTY DIRECTOR STEVE LEDERER ON HIS APPOINTMENT BY THE BOARD OF SUPERVISORS AS THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.**
- COMMISSIONER FIDDAMAN ALSO CONGRATULATED JOHN MCDOWELL ON HIS APPOINTMENT AS THE ACTING DEPUTY PLANNING DIRECTOR.**
18. Future Agenda Items.
- #03318-UP, 10/4/06
JOHN CALDWELL & VINEYARDS, LLC
 - #02082-UP, 1 YEAR AFTER OPENING
DEL DOTTO
 - #03457-UP, 1 YEAR AFTER OPENING
TWO SISTERS/PECOTA
 - #03409-UP, May, 2007
MATCH WINERY
19. Adjournment.
ADJOURNED TO A REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, JULY 5, 2006 AT 9:00 A.M.

TERRY SCOTT, Chair

ATTEST:

HILLARY GITELMAN, Secretary-Director

GLADYS I. COIL, Clerk

Key

Vote: DG = David Graves; JK = Jim King; TS = Terrence Scott; RJ = Rich Jager; BF = Bob Fiddaman;
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