

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION MINUTES

MARCH 3, 2010

1. CALL TO ORDER / ROLL CALL

Meeting was called to order by Chair Heather Phillips following the conclusion of the ALUC Hearing. Commissioners Scott, Basayne, Pope, Fiddaman, Phillips present.

2. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

3. APPROVAL OF MINUTES

None.

4. DIRECTOR'S REPORT

Director deferred report in interest of time limitations.

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES

5. AGENDA REVIEW

John McDowell gave the review.

6. DISCLOSURES

Commissioners reported.

7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

Commission voted to move items 8A and 8B to the consent calendar.

MP-TS-BF-MB-HP

See Items 8A and 8B

8. PUBLIC HEARING ITEMS

A. J CELLARS WINERY / J CELLARS INVESTMENTS, LLC - USE PERMIT P09-00174-UP

CEQA Status: Mitigated Negative Declaration Prepared. According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: Biological Resources and Transportation/Traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Use Permit No. P09-00174UP to establish a new 30,000 gallon per year winery with: 1) a 4,702 sq. ft. two-story winery building with a 2,009 sq. ft. exterior deck; 2) 15,798 sq. ft. of caves ; 3) a new left turn lane on State Route 29 at the approach to Quail Mountain Lane; 4) four full-time and four part-time employees; 5) 28 parking

spaces; 6) tours and tastings by prior appointment only with a maximum of 75 visitors per day and 525 per week open 10 am - 6 pm; 7) a marketing plan with 104, 40-person marketing events, one 200-person release event, and participation in Auction Napa Valley; 8) improvement of an existing access driveway to winery road standards; 9) new domestic and process wastewater treatment systems with subsurface disposal; and, 10) installation of a 40,000 gallon fire protection water tank and associated water line. The project is located on a 25.96 acre parcel located on the west side of State Route 29 at its intersection with Diamond Mountain Road, within the AW (Agricultural Watershed) zoning district. APN: 020-180-058. 4455 St. Helena Highway, Calistoga

Staff Recommendation: Adopt the mitigated negative declaration and mitigation monitoring and reporting plan and approve the requested use permit as conditioned.

CONTINUED FROM THE FEBRUARY 17, 2010 REGULAR MEETING

Commission voted to continue the item to the April 7, 2010 regular meeting.

TS-MB-MP-BF-HP

B. WALKENHORST WAREHOUSE & DISTRIBUTION BUILDING / STEWART WALKENHORST - USE PERMIT (P09-00153-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 areas: Biological Resources, Population & Housing, and Transportation/Traffic. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit to construct a new building with 30,158 square feet of floor area for warehousing and distribution with an administrative office area for a mail order catalog sales and distribution company. Products are received, warehoused and then shipped from the proposed facility. Parking for up 132 vehicles is provided on-site, landscaping and a free-standing monument sign is also included with the proposal. An approximate 0.7 acre portion at the southwest corner of the site will not be developed at this time. Access would be provided from two new driveways on Technology Way and Technology Court. The proposed project is located on a 3.5 acre parcel on the southwest corner of Technology Way and Technology Court within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-210-022. Napa.

Staff Recommendation: Adopt the mitigated negative declaration and approve the use permit with the proposed conditions of approval.

Commission voted to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Walkenhorst Warehouse and Distribution Building based on findings 1-6 of Exhibit A (attached) and approve Use Permit P09-00153-UP based on findings 7-14 of Exhibit A and subject to the conditions of approval (Exhibit B).

TS-MB-MP-BF-HP

9. ADMINISTRATIVE ITEMS

None

10. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **March 17, 2010** PC MEETING
 - ▶ Deputy Director gave a brief review of the Agenda
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

11. COMMISSIONER COMMENTS / COMMITTEE REPORT

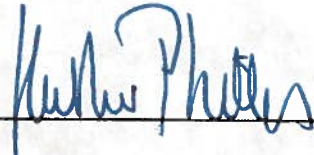
- ▶ Commissioner Mike Basayne reported on the March 9, 2010 WICC meeting.
- ▶ Commissioner Terry Scott reported on the Napa Pipe Design Committee meeting.
- ▶ Commissioner Matt Pope commented on the March 2, 2010 AAC meeting.

12. FUTURE AGENDA ITEMS

- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P06-01426-UP, 1 year after opening - Pavitt Winery
- #00388-UP, March 17, 2010 - Caldwell Winery
- #02082-UP, September 2010 - Alpha Omega Winery
- #P06-0102-MOD, December 2010 - Frank Family Winery

13. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission Meeting of March 17, 2010.



HEATHER PHILLIPS, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director



MELISSA GRAY, Clerk

Key

Vote: MB = Mike Basayne; MP=Matt Pope; 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