

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES

JULY 15, 2009

1. CALL TO ORDER / ROLL CALL

Meeting was called to order by Chair Bob Fiddaman
Commissioners Phillips, Scott, Basayne, Pope, Fiddaman present.

2. PLEDGE OF ALLEGIANCE

Trish Hornisher led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)

None.

4. APPROVAL OF MINUTES

None.

5. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
 - ▶ Napa Pipe Special Meeting tonight at 6:00 pm at the Office of Education.
 - ▶ Angwin PUC project

6. AGENDA REVIEW

John McDowell gave the review.

7. DISCLOSURES

Commissioners reported.

8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

None.

9. PUBLIC HEARING ITEMS

A. CARVER-SUTRO WINERY / ANNE CARVER TRUST – USE PERMIT REQUEST P09-00043-UP & VARIANCE REQUEST P09-00044-VAR

CEQA Status: Categorically Exempt pursuant to Section 15303 and 15305 of the California Environmental Quality Act (Class 3 – New Construction or Conversion of Small Structures and Class 5 – Minor Alteration in Land Use Limitations) and Appendix B, Class 3 (New Construction or Conversion of Small Structures Item #10: Small Wineries) of the Napa County's Local Procedures for Implementing the California Environmental Quality Act.

Request: (A) Approval of a Use Permit to establish a new 20,000 gallon per year winery with: (1) a 3,265 square foot single story winery building that includes a covered crush pad, and 6,700 square feet of caves for a winery totaling 9,965 square feet; (2) two full-time and two part-time employees; (3) eight parking spaces; (4) tours and tasting by appointment only with a maximum of 20 visitors per day and a maximum of 120 visitors per week; (5) a marketing plan with: seven 30-person events per year; two 30-person events per year; hold no Temporary Events; and participation in the Napa Valley Wine Auction; (6) installation of a new engineered process and domestic wastewater treatment system; and, (B) Approval of a Variance from the winery road setback requirements of Napa County Code Section 18.104.230 (A)(2) to allow a winery structure to be constructed 281 feet from the centerline of Palisades Road and to allow a cave portal that can be seen from this road to be constructed 210 feet from Palisades Road centerline where 300 feet is required. The winery project is proposed on an 80.22 acre parcel (pending a Lot Line Adjustment) located on the east side Palisades Road approximately 1,600 feet northeast of its intersection with Lake County Highway (St. Highway 29) within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 017-230-034 & 035). 3106 Palisades Road, Calistoga.

Staff Recommendation: Find the project Categorical Exempt from CEQA and approve the Use Permit and Variance with the proposed conditions of approval. Commission voted to find the project categorically exempt from CEQA; and approve Variance #P09-00044-VAR based on the attached findings 2-6 of Exhibit A; and, approve Use Permit #P09-00043-UP for Carver-Sutro Winery based on findings 7-11 of Exhibit A and subject to the attached Conditions of Approval (Exhibit B) as revised.

MB-TS-HP-MP-BF

10. ADMINISTRATIVE ITEMS

A. 2008 WINERY PRODUCTION AUDIT

Presentation, discussion and possible action regarding the outcome of a confidential review of wine production capacity at wineries selected anonymously by the Planning Commission in 2008, followed by selection of 2009 audit participants.

Staff Recommendation: Review results of 2008 winery production review and select 2009 participants.

Trish Hornisher gave the report. 2009 audit participants were chosen.

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **AUGUST 5, 2009** REGULAR MEETING
 - ▶ August 5, 2009 ALUC meeting is cancelled and rescheduled for August 19, 2009.
 - ▶ Lake Ridge winery
 - ▶ Nustad Tentative Parcel Map
 - ▶ Napa-Vallejo Flea Market monitoring
- CODE COMPLIANCE REPORT
 - ▶ Sullivan Vineyards
- ZONING ADMINISTRATOR ACTIONS
 - ▶ Spencer Tasting Room

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

- ▶ Commissioner Terry Scott requested the that the Board of Supervisors consider the creation of design review procedures
- ▶ Commissioner Matt Pope requested that the Commission hold a special meeting for Syar and set up a date for the Commissioners to take a tour of the site.

13. FUTURE AGENDA ITEMS

- #00388-UP, 1 year after opening - Caldwell Winery
- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P06-01426-UP, 1 year after opening - Pavitt Winery
- #P06-01511-UP, August 2009 - Napa-Vallejo Flea Market
- #02082-UP, September 2010 - Alpha Omega Winery
- #P06-0102-MOD, December 2010 - Frank Family Winery

14. ADJOURNMENT

Adjourned to the special meeting of the Conservation Development and Planning Commission Meeting of July 15, 2009 6:00 p.m.

BOB FIDDAMAN, 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