

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES

JANUARY 2, 2008

1. **CALL TO ORDER**
Meeting called to order @ 9:02 a.m.
2. **ROLL CALL**
All Present.
3. **PLEDGE OF ALLEGIANCE**
Debra Dohman 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.
 - BOARD OF SUPERVISORS ACTIONS
 - ▶ Suttui appeal will be heard on February 5, 2008.
 - ▶ January 8th is the ballot initiative.
 - OTHER DEPARTMENT ACTIVITIES
 - ▶ There will be a joint BOS meeting on January 15, 2008 at 9:00 am at the Yountville Veterans Home for testimony of the revised General Plan and final Environmental Impact Report. CDCP will continue testimony of the General Plan on the regular scheduled meeting of January 16th and again at the evening CDPC meeting in Yountville at the Yountville Community Hall.
 - ▶ Thanks given to Bob Nelson and other staff for keeping things running smoothly over the holidays.
 - ▶ The building department was flooded with incoming plans prior to new building codes taking effect the first of the year.
7. **AGENDA REVIEW**
Robert Nelson presented the Agenda Review. No Changes.

Public Hearings:

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

9. **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; (3) three full-time and three part-time employees; (4) 11 on-site parking spaces; (5) tours and tasting by appointment only for a maximum of 25 visitors per week (12 maximum in one day); (6) 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. (CONTINUED FROM DECEMBER 5, 2007)

RG

Commission voted to find environmental factors 1-7 and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

TS-RJ-JK-HP-BF

Commission voted to approve Use Permit P06-01453-UP based on findings 9-11 and subject to the attached conditions of approval as revised.

TS-RJ-JK-HP-BF

10. **NAPA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT / DEPARTMENT OF FISH & GAME, CITY OF AMERICAN CANYON AND NAPA-VALLEJO WASTE MANAGEMENT AUTHORITY / RIVER AND BAY TRAIL - USE PERMIT REQUEST # P07-00808-UP**

CEQA STATUS: Negative Declaration prepared. According to the Negative Declaration, the proposed project would have no potentially significant environmental impacts.

REQUEST: Approval of a use permit to establish a 3.5 mile non-motorized trail with an interpretive component including benches, signs, plaques and recorded materials intended to interpret the natural and man-made environment. The proposed trail width would vary between six 25 feet. The materials of construction are proposed to be recycled material for benches, all weather, semi-permeable stabilized quarry fines as path surface, a 30 foot free span bridge and four foot high fencing at various locations for habitat protection or for path user safety. Replanting with native vegetation would occur post-construction. The plant palette would be location specific. The project as proposed includes a long-term maintenance component of trash pick-up and clean-up, graffiti removal and minor repairs to the signs, benches and potentially the trail surface. The project as proposed is located on multiple parcels on the southeast portion of Napa County, generally located on portions of parcels east of the Napa River and bounded on the north by Green Island Road and on the south Eucalyptus Drive along the Napa River / Bay waters edge within an Agricultural Watershed:Airport Compatibility (AW:AC) combination zoning district. (Assessor's Parcel #'s: 058-010-006, 058-020-001, 058-020-003, 058-020-007, 058-020-010 SFAP, 058-020-011 SFAP, 058-020-012 SFAP, 058-030-055 and 058-050-042 SFAP).

MD

Commission reviewed and considered negative declarations. Voted to approve Use Permit P07-

P07-00808 based on findings and subject to attached conditions of approval.
HP-BF-JK-TS-RJ

11. NAPA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT / LAND TRUST OF NAPA COUNTY / BERRYESSA VISTA REGIONAL PARK - USE PERMIT REQUEST # P07-00809-UP

CEQA STATUS: Negative Declaration prepared. According to the Negative Declaration, the proposed project would have no potentially significant environmental impacts.

REQUEST: Approval to establish a 224 acre wilderness park on property which the Napa County Regional Park and Open Space District is in the process of acquiring from the Land Trust of Napa County. Several existing dirt roads will be used as non-motorized public trails. Public access to the park would be by boat (primarily kayaks and canoes) using the U.S. Bureau of Reclamation's Lake Berryessa. No physical changes to the property are proposed. There will be signage and one or more gates to prevent trespass by off-road recreational vehicles. No docking facilities are proposed. No on-site amenities are proposed. District staff and volunteers organized by the District will monitor park usage and utilize adaptive management practices to protect the park's natural resources and maintain a clean and safe environment. The project is generally located on three parcels on the southern side of Lake Berryessa between the Knoxville-Berryessa Road and Steele Canyon Road within an AW (Agriculture Watershed) zoning designation. (Assessor's Parcel #'s: 019-220-009, 018 and 026).

MD

Commission reviewed and considered negative declarations. Voted to approve use permit P07-00809 based on findings and subject to attached conditions of approval.

TS-RJ-JK-HP-BF

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

12. CITY REFERRALS:
None.

13. DEPUTY DIRECTOR'S REPORT
DISCUSSION OF ITEMS FOR THE *January 15, 2008 Special Meeting with Board of Supervisor's and January 16, 2008 Regular Meeting.*

- ▶ January 15, 2008 – General Plan Meeting.
- ▶ January 16, 2008 – General Plan, Streamlining Staff Reports, Winery Audit Program, Flee Market Operation, Election of Officers.

- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

14. COMMISSIONER COMMENTS / COMMITTEE REPORTS

15. 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

16.

ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission meeting of January 16, 2008.

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