

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES

JANUARY 5, 2011

1. CALL TO ORDER/ROLL CALL

Meeting was called to order by Chair Phillips.
All Commissioners present.

2. PLEDGE OF ALLEGIANCE

Heather McCollister led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Minutes were approved as presented.

5. DIRECTOR'S REPORT

• **BOARD OF SUPERVISORS ACTIONS**

- ▶ Agenda item for January 11, 2011 to adopt a resolution for RHNA allocation
- ▶ Discussion item on January 25, 2011 on Williamson Act
- ▶ Dunphy Appeal scheduled for January 25, 2011
- ▶ Annual budget

• **OTHER DEPARTMENT ACTIVITIES**

- ▶ Staff of Public Works and Planning groundwater workshop scheduled for February 4, 2011

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. ROCCA FAMILY WINERY / MARY ROCCA & ERIC GRIGSBY - USE PERMT P10-00148-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, Population & Housing and Transportation/Traffic. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit, including a Variation to the Airport Industrial Area Specific Plan (AIASP) site development standards to establish a new 20,000 gallon per year winery with: 1) a new $\pm 7,110$ square foot building for winery production uses; 2) a 2,660 square foot covered outdoor area for crush activities, fermentation tanks and bottling; 3) the conversion of an existing circa 1855 2,000 square foot residence to winery accessory uses; 4) five full-time and five part-time employees; 5) eleven on-site parking spaces; 6) by-appointment tours and tastings with a maximum of 32 visitors per day and 224 per week; 7) a marketing plan with four food & wine pairing events per week for a maximum of 50 guests at each event and eight food & wine pairing events per year for a maximum of 50 guests at each event; 8) access via an existing access drive on an adjoining property off Devlin Road that will be widened to approximately 20-feet except as noted below; 9) an on-site system for domestic sanitary waste and a hold and haul system for winery process waste disposal; and 10) water Napa County Planning Commission Wednesday, January 05, 2011 service from the City of American Canyon. The proposed Variation to the AIASP development standards would allow a reduction of the setback from Suscol creek, and reductions of drive aisle and landscape planter widths. The project is located on a 1.0 acre parcel approximately 400-feet west of Devlin Road and approximately 200-feet south of Suscol Creek. APN's: 057-170-007 (project site) & 057-170-008 (access drive). 129 Devlin Road, Napa.

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

Commission voted to:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Rocca Family Winery, based on findings 1-6 of Exhibit A; and
2. Approve Use Permit and Variation to Development Standards application No. P10-00148 based on findings 7-14 of Exhibit A and subject to the recommended conditions of approval (Exhibit B).

MP-MB-TS-BF-HP

B. PRESS RESTAURANT POLE SIGN / R & R LANDS USE PERMIT MAJOR MODIFICATION #P10-00331-MOD

CEQA Status: Categorically Exempt pursuant to Section 15304 of the California Environmental Quality Act (Class - 4 Minor alteration to the condition of land) and Appendix B, Class 4 of the Napa County Local Procedures for Implementing the California Environmental Quality Act. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5

Request: Approval of a use permit modification to a Comprehensive Sign Plan (#96639-S) for the Press Restaurant to permit a two sided, 35 square foot free standing pole sign with white background, black lettering, indirect illumination, and at an overall height of 16 feet. The sign will be located within an extension of an existing fire hydrant/parking island adjacent to the right of way for State Highway 29.

The project site is located on the west side of State Route 29, approximately 470 ft. north of its intersection with Inglewood Avenue within a CN (Commercial Neighborhood) zoning district. Assessor's Parcel Number 027-150-001. 607 St. Helena Highway, St. Helena.

Staff recommendation: Find the project categorically exempt and approve an alternative ground mounted sign not to exceed 4 ft. in height or 32 square feet in area.

Commission voted to:

1. Find the project Categorical Exempt pursuant to Section 15304 of the California Environmental Quality Act (Class 4 - minor alteration to the conditions of land, and
2. Approve Major Modification #P10-00331 Sign based on findings 2-6 of Exhibit A and subject to the attached conditions of approval (Exhibit B)

MP-MB-TS-BF-HP

10. ADMINISTRATIVE ITEMS

A. DESIGN REVIEW GUIDELINES

Request: Presentation of a draft informational handout containing a compilation of all existing County policies and requirements related to project design. Commission and public comments are requested.

Staff Recommendation: Information item. Commission may provide direction.

Hillary Gitelman and Linda St. Claire gave the report. No action taken.

11. DEPUTY DIRECTOR'S REPORT

Jessica Jordan gave the report.

- DISCUSSION OF ITEMS FOR THE *January 19, 2011 PC MEETING*
 - ▶ *Rasmussen Winery*
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

2. COMMISSIONER COMMENTS / COMMITTEE REPORT

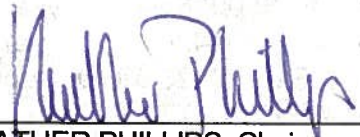
- *Commissioner Fiddaman commented on possible extensions of use permits.*
- *Director Gitelman suggested staff put together a status report regarding the Airport Specific Plan for later discussion.*

13. FUTURE AGENDA ITEMS

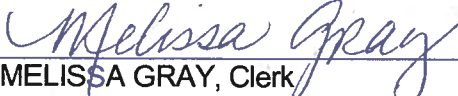
- OFFICER ELECTIONS AT THE *JANUARY 19, 2011 MEETING*
- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P09-00185-UP, 1 year after opening - Ca'Nani Winery
- #P06-01426-UP, 1 year after opening - Pavitt Winery
- # P10-00123-MOD, August 2011 - MJA Vineyards
- # P10-00177-MOD, December 2011 - Kelham Vineyards
- #P06-0102-MOD, December 2010 - Frank Family Winery

14. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning meeting of January 19, 2011.


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