

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES

FEBRUARY 6, 2008

1. **CALL TO ORDER**
Meeting called to order at 10:53 am.
2. **ROLL CALL**
All Present.
3. **CITIZEN COMMENTS AND RECOMMENDATIONS**
None.
4. **APPROVAL OF MINUTES**
None.
5. **DIRECTOR'S REPORT**
 - BOARD OF SUPERVISORS ACTIONS
 - Commission's decision on the Sattui Winery was upheld by the Board of Supervisors in an appeal hearing on February 5, 2008.
 - The Board of Supervisors adopted a Resolution increasing the per diem for Commissioners meetings effective February 6, 2008.
 - OTHER DEPARTMENT ACTIVITIES
 - The Board of Supervisors received an appeal of the Commissions decision of the Morris Ghost Winery.
6. **AGENDA REVIEW**
Bob Nelson gave the review. No changes.

Public Hearings:

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

ITEM 8 & 9 WILL BE HEARD TOGETHER

8. **SAGE CANYON LIMITED LIABILITY COMPANY / SOMERSTON WINERY - VARIANCE REQUEST #P07-00569-VAR**
CEQA STATUS: See Item # 9.
REQUEST: Approval of a Variance to allow a new 6,643 square foot, two-story tasting

room building to encroach 218 feet into the required 300 foot setback from the centerline of a private road. The project site is located off a private driveway on a 261.63 acre parcel on the northeast side of Sage Canyon Road (State Highway 128) approximately 1.38 miles east of its intersection with Lower Chiles Valley Road within an AW (Agriculture Watershed) zoning district. (Assessor's Parcel #: 025-270-026).

KS

Commission voted to approve Variance #P07-00569 based on findings 3-7.

BF- HP-JK-RJ-TS

9. SAGE CANYON LIMITED LIABILITY COMPANY / SOMERSTON WINERY - USE PERMIT REQUEST #P07-00034-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: aesthetics, biological resources, hazards and hazardous materials, hydrology and water quality, population and housing.

REQUEST: Approval of a Use Permit to establish a new 150,000 gallon per year winery in three phases with custom crush ability consisting of: (1) conversion of an existing 8,082 square foot barn for barrel storage and temporary wine tasting with a 2,830 square foot exterior covered area for processing; (2) a new 11,501 square foot winery with 4,086 square feet of covered processing area; (3) a 6,643 square foot tasting room with a 2,120 square foot exterior patio area (for a total of 26,226 square feet of interior building area and 9,036 square feet of exterior processing areas & patios); (4) 18,045 square feet of caves; (5) nine full-time and five part-time employees; (6) 30 on-site parking spaces; (7) tours and tasting by appointment only with a maximum of 8 persons per day and no more than 120 persons per week; (8) a marketing plan to include: four food and wine pairings per month with a maximum of 24 persons per event; two wine industry Open House events per year with a maximum of 75 persons per event; two Wine Auction events per year with a maximum of 125 persons per event; (9) a 5,120 square foot wastewater pond; (10) installation of a 50,000 gallon water tank; (11) an exception to the County's Road and Street standards to allow a reduced road width; (12) relocation of the primary roadway entrance. The project site is located on two parcels. The winery site is off a private driveway on a 261.63 acre parcel on the northeast side of Sage Canyon Road (State Highway 128) approximately 1.38 miles east of its intersection with Lower Chiles Valley Road within an AW (Agriculture Watershed) zoning designation. (Assessor's Parcel #: 025-270-026). The proposed location for the project cave spoils and wastewater ponds are located on the adjacent 365.53 acre parcel to the north and are accessed from the same driveway also within an AW (Agriculture Watershed) zoning district. (Assessor's Parcel # 025-270-023).

KS

Commission voted to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program based on findings 1-6.

HP- RJ- BF- JK-TS

Commission voted to approve Use Permit #P07-00034 based on findings 8-13, and approve Road Standards Exception request based on findings 1 and 2 subject to the revised conditions of approval.

BF- HP-JK-RJ-TS

10. SEQUOIA GROVE VINEYARDS / SEQUOIA GROVE WINERY - USE PERMIT MODIFICATION REQUEST # P07-00575-MOD

CEQA STATUS: Subsequent Mitigated Negative Declaration Prepared. According to the Subsequent Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: cultural resources.

REQUEST: Approval to modify Use Permits #U-147879-UP and #U-108687-MOD to

allow the following: (1) an increase in production from 50,000 to 150,000 gallons annually; (2) an increase in employees from 3 to 25 full-time and from 2 to five part-time employees; (3) legalization of an existing 1,873 square foot residence for winery office use; (4) additions to existing structures totaling approximately 13,000 square feet including a new office, cellar, production, and covered outdoor work areas; (5) increase parking from 20 spaces to 40 spaces; (6) a marketing plan to include: eight wine industry Open Houses per year that will include catered food and music for a maximum of 300 persons per event and fourteen wine club/ wine industry promotional wine and food events per week for a maximum of 50 persons per event; (7) legalization of the use of the existing outdoor patio and garden area for marketing events; (8) construction of a new process wastewater treatment system including a pond and a spray/drip dispersion system; and, (9) alterations to the existing septic system. The project is located on a 24.3 acre parcel on the east side of St. Helena Highway (State Highway 29) approximately 650 feet south of Bella Oaks Lane in the Oakville vicinity within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 030-190-005). 8338 St. Helena Highway, Napa, CA.

CC

Commission voted to adopt the Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan based on findings 1-6.

BF- RJ-JK-HP-TS

Commission voted to approve Use Permit Modification #P07-00575-MOD to allow modifications to the Sequoia Grove Winery subject to the attached conditions of approval.

BF- RJ-JK-HP-TS

11. 2008 GENERAL PLAN UPDATE / COUNTY OF NAPA – GENERAL PLAN AMENDMENT REQUEST

CEQA STATUS: Environmental Impact Report prepared

The Commission will take additional public testimony on all topics related to the general plan update, and focus their discussion on water – related issues and the proposed Implementation section. Following the discussion, the Commission will continue the item to the February 26, 2008 Special Meeting for the Planning Commission. When the Planning Commission concludes its public hearing process, the Commission will make a recommendation to the Board of Supervisors on the General Plan Update and the Final EIR. The 2008 General Plan Update is the product of several years work by the General Plan Update Steering Committee, staff and consultants, and incorporates substantial input from the Planning Commission, the Board of Supervisors, County residents and other stakeholders gathered between January 2005 and the present. If adopted, the 2008 General Plan Update would result in a General Plan containing the following sections: Introduction, Summary and Vision, Agricultural Preservation & Land Use Element, Circulation Element, Community Character Element, Conservation Element, Economic Development Element, Housing Element, Recreation & Open Space Element, Safety Element, Implementation Plan, and Glossary. Copies of the 2008 General Plan Update are available at the Napa County Department of Conservation, Development and Planning, 1195 Third Street in Napa, or on line at napacountygeneralplan.com.

(Continued from the January 15, January 16, and January 30, 2008)

HG

Commission voted to continue the Public Hearing to the Special Joint Meeting with the Board of Supervisors on February 26, 2008.

RJ-HP-JK-BF-TS

Other Business:

- 12. CITY REFERRALS:**
None.

13. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **FEBRUARY 20, AND FEBRUARY 26, 2008** MEETINGS
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

14. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Commissioner Phillips submitted a brochure from Frazier Winery advertising unauthorized private events.

Commissioner Fiddaman questioned a zoning for the Cliff Levey-Poetry Inn.

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 February 20, 2007.

TERRY SCOTT, 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