

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES

MARCH 5, 2008

1. **CALL TO ORDER**
Meeting called to order at 9:05 a.m.
2. **ROLL CALL**
Present: Commissioners King, Fiddaman, Scott and Jager
Excused: Commissioner Phillips
3. **PLEDGE OF ALLEGIANCE**
Mr. Block led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS**
Ginny Simms - Recommended policies from the Steering Committee. Be aware as you go through the Water and CEQA. Cannot find a reference to Subdivisions and Water.
David Keezer - Gave a memo to the Conservation, Development and Planning Department - National Geographic's magazines article - Feb. 2008. Discusses, Colorado River, municipal development, drought and pyro rain forest. Agriculture is 75% of water use in the west.
5. **APPROVAL OF MINUTES**
October 17, 2007, January 2, 2008, January 16, 2008 and February 6, 2008 Minutes approved as presented.
JK-RJ-BF-TS-HP
X
January 30, 2008 Minutes approved as presented.
JK-RJ-BF-TS-HP
A X
6. **DIRECTOR'S REPORT**
 - BOARD OF SUPERVISORS ACTIONS
 - OTHER DEPARTMENT ACTIVITIES
7. **AGENDA REVIEW**
Robert Nelson presented the agenda review. No changes.

Public Hearings:

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

9. **2008 GENERAL PLAN UPDATE/COUNTY OF NAPA GENERAL PLAN AMENDMENT REQUEST**

CEQA STATUS: Draft and Final Environmental Impact Report Prepared. According to the Draft and Final EIR, the proposed 2008 General Plan Update would have potentially significant environmental impacts in the following areas: agriculture, land use, population/employment/housing, transportation, biological resources, fisheries, noise, air quality, human health/risk of upset, geology and soils, hydrology and water quality, cultural and paleontological resources, public services and utilities, and visual resources/light and glare.

REQUEST: The Commission will hold a public hearing and take public testimony (written and verbal) and discuss the December 3, 2007, Revised Public Hearing Draft Napa County General Plan Update. Following the discussion and close of the public hearing, the Commission is expected to make a recommendation to the Board of Supervisors on the General Plan Update and the Final EIR and will consider the following:

A) Adoption of a Proposed Resolution of the Napa County Conservation, Development and Planning Commission, State of California, Recommending that the Napa County Board of Supervisors Certify the Final Environmental Impact Report Prepared for the Napa County General Plan Update in Accordance with the California Environmental Quality Act; and

B) Adoption of a Proposed Resolution of the Napa County Conservation, Development and Planning Commission, State of California, Recommending that the Napa County Board of Supervisors Supersede and Replace the Existing Napa County General Plan Except the Housing Element with the Napa County General Plan Update and Carry Forward the Existing Housing Element. **(3/5 affirmative vote required)(Continued from February 26, 2008)**

HG

Commission voted to approve Resolution #08-01 as described including changes recommended by County Counsel to include today's errata changes and the recommendation that the Board of Supervisors consider the letters received from St. Helena and Wine Growers.

BF-RJ-TS-JK-HP
N X

Commission voted to approve Resolution #08-02 with same changes recommended by County Counsel today.

BF-RJ-TS-JK-HP
N X

10. **GATEWAY WINERY, LLC. / NAPA VALLEY GATEWAY WINERY – USE PERMIT #P06-01532-UP**

CEQA STATUS: Mitigated Negative Declaration Prepared. According to the proposed Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following area: Population/Housing and Transportation/Traffic.

REQUEST: Approval of a Use Permit to establish a new winery and/or distilled spirits facility with a production capacity of 600,000 gallons per year and/or speculative warehousing/manufacturing/office uses with: (1) construction of three buildings totaling 261,000 square feet, (Building 1 - 49,000 square feet, Building 2 - 73,621 square feet, and Building 3 - 138,379 square feet); (2) parking for 229 vehicles; (3) 65 employees in two shifts; (4) two new driveways on Morris Court and one new driveway on Technology Way; (5) tours and tastings by appointment only with a maximum average of 200 persons per week (an estimated 30 persons on the busiest day), and; (5) a marketing plan with three activities per month with a maximum of 250 persons per event; (6) landscaping; (7) operating hours set at 24 hours per day, seven days a week; and, (8)

connection to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The project site is located on a 11.06 acre parcel on the southwest corner of Technology Way and Morris Court within the IP:AC (Industrial Park: Airport Compatibility) zoning district. (Assessor's Parcel #: 057-250-029) Napa.

ST

Commission voted to adopt Mitigated Negative Declaration including the Project Revision Statement with the incorporated Mitigation Measures and adopt the Mitigation Monitoring Program based on findings 1-6.

BF-JK-RJ-TS-HP
X

Commission voted to approve Use Permit #P06-01532-UP based on findings 13-17 and subject to revised Conditions of Approval.

BF-JK-RJ-TS-HP
X

11. RAY & NANCY COURSEN / ELYSE WINERY, LLC. - USE PERMIT MODIFICATION REQUEST #P07-00078-MOD

CEQA STATUS: Mitigated Negative Declaration prepared. According to the Mitigated Negative Declaration, the proposed project would have no potential for significant environmental effects.

REQUEST: Approval to modify Use Permit #U-398485: to: (1) increase the maximum total production capacity from 20,000 to 60,000 gallons per year; (2) install a 3,000 square foot crush pad cover; (3) increase employees to a total of 14 (seven full-time and seven part-time employees); (4) increase Tours and Tasting by appointment only hours to 8 a.m.-5 p.m. (from 11 a.m. -4:30 p.m.); (5) install roof mounted solar panels for an approximate total of 6,050 square feet (3,050 square feet to be installed on the roof of the existing winery and barrel storage structure and 3,000 square feet to be installed on the crush pad cover; and, (6) expand the existing wastewater system to include an additional two underground 1,500 gallon winery wastewater tanks and additional 973 linear feet of leach line. No other changes are being requested. The project site is located on a 2.5 acre parcel on the north side of Hoffman Lane, approximately 1,300 feet west of its intersection from Solano Avenue within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 034-160-003). 2100 Hoffman Lane, Napa.

MD

Commission voted to adopt Negative Declaration based on findings 1-6.

JK-BF-RJ-TS-HP
X

Commission voted to Approve Use Permit #P07-00078-MOD based on findings 6-10 and subject to Conditions of Approval.

JK-BF-RJ-TS-HP
X

12. KENNETH & GAIL LAIRD TRUST / LAIRD FAMILY ESTATE WINERY - USE PERMIT MODIFICATION REQUEST #P07-00587-UP

CEQA STATUS: Negative Declaration prepared. According to the Negative Declaration, the proposed project would have no potential for significant environmental effects.

REQUEST: Approval to modify Use Permit # 97526-UP through # 02193-UP to: (1) increase the maximum total production capacity from 650,000 to 900,000 gallons per year; (2) construct a new 30,000 square foot production building; (3) remove the alternating proprietor/custom crush clients prior condition of approval; (4) install a 1,684 square foot roof cover for the new loading dock; (5) install a 3,240 square foot roof cover

over the existing loading dock; and, (6) construct a new 1,144 square foot covered outdoor work area adjacent to the existing loading dock. No other changes are being requested. The project site is located on a 40.06 acre parcel on the west side of Solano Avenue, approximately 700 feet north of its intersection from Oak Knoll Avenue at State Highway 29 within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 035-031-031). 5055 Solano Avenue, Napa.

MD

Commission voted to adopt Negative Declaration based on findings 1-6.

JK-RJ-BF-TS-HP

X

Commission voted to approve Use Permit #P07-00587-MOD-MAJ based on findings 6-10 and subject to Conditions of Approval.

JK-RJ-BF-TS-HP

X

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

13. **WOODBRIAGE QUATERLY REPORT - STATUS REPORT REGARDING COMPLIANCE WITH USE PERMIT #P04-0551-UP FOR JAYSON WOODBRIDGE / ONE TRUE VINE 565 CRYSTAL SPRINGS ROAD, ST. HELENA CA. APN #021-072-044-000.**

JMc

John McDowell presented report.

14. CITY REFERRALS:
None.

15. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **MARCH 19, 2008** MEETING
 - * AgendaNet on track for March 19th Meeting.
 - * Balloon Ordinance.
 - * Winery Proposal (Calistoga Artesian Village).
 - * Robert Mondavi Winery expansion.
- CODE COMPLIANCE REPORT
 - * Airstrip constructed west of Lake Berryessa.
 - * Westner property – quarry and dirt hauling operation.
 - * Olympic property in Angwin – house divided into 12 units.
- ZONING ADMINISTRATOR ACTIONS

16. COMMISSIONER COMMENTS / COMMITTEE REPORTS
None.

17. FUTURE AGENDA ITEMS
Del Dotto item coming up.

- #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

18.

ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission meeting of March 19, 2008.

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