

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION MINUTES

APRIL 16, 2008

1. CALL TO ORDER / ROLL CALL

Meeting was called to order at 9:03 a.m.
Commissioner Terry Scott is excused.

2. PLEDGE OF ALLEGIANCE

Robert Nelson led the salute to the Flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

Wendy Ward presented an invitation to the Commissioners to attend the 33rd Annual California preservation Conference on Balance & Complexity, The Vineyard and Beyond April 22nd, 2008.

4. APPROVAL OF MINUTES

None presented.

5. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- **BOARD OF SUPERVISORS ACTIONS**

- ▶ Nuisance Abatement and Code Enforcement will be the focus of the Special Joint Meeting with the Board of Supervisors on May 20, 2008.
- ▶ At the next Board of Supervisors meeting the Board will be asked to formally initiate a General Plan Amendment asking for changes to the General Plan Map for Bubble fix and will bring a Contract for the Housing Element Consultants.

- **OTHER DEPARTMENT ACTIVITIES**

- ▶ Bryant Morris Ghost Winery was continued. Commissioners can expect a motion of intent to be filed next week.
- ▶ Growth Summit is set for June 13th at the Napa High School Cafeteria.
- ▶ Director Gitelman will be out of town for several weeks and Deputy Director John McDowell Will be in charge.

6. AGENDA REVIEW

Bob Nelson Gave the Review.

- ▶ Jordan Winery Modification requested to be continued to May 7th, 2008.
- ▶ Neyers Winery Proposal is removed from the calendar and will be renoticed.
- ▶ El Retiro – Screaming Eagle Modification.
- ▶ Mondavi Modification.

7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

A. DAVID JORDAN AND ANNE MARIE FAILLA TRUST / JORDAN WINERY/USE PERMIT MODIFICATION REQUEST#P07-00460-MOD

Approval to modify Use Permit #98606 to make the following revisions to the winery cave: (1) change its location; (2) increase the size from 3,300 square feet to 11,650 square feet; (3) modify the cave from a Type I to a Type III to allow for visitors consistent with the approved use permit; (4) add one additional portal; (5) add two additional restrooms; and, (6) add a 128 square foot mechanical/electrical area. No increase in visitation, marketing or other changes are proposed. The project is located on a 10.13 acre parcel on the northeast side of Silverado Trail within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 021-410-027). 3530 Silverado Trail North, St. Helena.

Staff Recommendation: Find project categorical exempt from CEQA and Approve Major Modification with recommended conditions of approval.

(REQUESTED TO BE CONTINUED TO MAY 7, 2008 MEETING)

Commission voted to continue to May 7, 2008.

JK-RJ-BF-HP-TS

X

B. BRUCE AND BARBARA NEYERS / NEYERS VINEYARD / USE PERMIT MODIFICATION REQUEST #P07-00461-MOD

Director of Conservation, Development and Planning recommends approval to modify Use Permit #U-208182 to construct a 6,800 square foot cave with two portals with no increase in visitation, marketing or other changes. The project is located on a 29.31 acre parcel on the south side of Sage Canyon Road, approximately 13.2 miles east of its intersection with Silverado Trail within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel # 032-010-048) 2153 Sage Canyon Road, St. Helena. **Staff Recommendation:** Adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) and approval of the Use Permit Modification P07-00461 UP, subject to the recommended conditions of approval.

(REQUESTED TO BE CONTINUED TO MAY 7, 2008 MEETING)

Commission voted to remove from calendar and renoticed.

JK-RJ-BF-HP-TS

X

8. PUBLIC HEARING ITEMS

A. EL RETIRO WINERY / EAC PARTNERS, LLC. – USE PERMIT # P07-00782 MOD.

Request: Approval of a Use Permit Modification (P07-00782) to modify a prior Use Permit (#03533-MOD) that authorized the construction of a 7,850 sq. ft. winery structure and 3,500 sq. ft. of caves, for a total of 22,333 sq. ft. of building area and a total of 11,400 sq. ft. of cave area and the reconfiguration of the entrance, located at 7557 Silverado Trail in Yountville, Assessor's Parcel Number 031-070-009. There are no other changes to the operations besides the request to establish 4 full time employees.

Staff Recommendation: Adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) and approval of the Use Permit Modification P07-00782 UP, subject to the recommended conditions of approval.

Commission moved to adopt the Negative Declaration and approve Use Permit as Modified.

HP-RJ-BF-JK-TS

X

B. ROBERT MONDAVI WINERY/CONSTELLATION BRANDS, INC. - USE PERMIT MODIFICATION REQUEST #P07-00435-MOD

Request: Approval to modify Use Permit #00501-UP to: 1) increase annual production from 1.6 million gallons per year to 3.0 million gallons per year and 2) recognize an existing tank pad with ten relocated fermentation tanks. The project is located on a 63.0 acre parcel on the west side of St. Helena Highway (State Route 29), approximately 0.5 mile of its intersection with Oakville Cross Road, within the AP (Agricultural Preserve) zoning district. (Assessor's Parcel # 027-280-050) 7801 St. Helena highway, Napa.

Staff Recommendation: Adoption of the Mitigated Negative Declaration and approval of the Major Modification with recommended conditions of approval.

(ITEM CONTINUED FROM MARCH 19, 2008)

Commission moved to adopt the Mitigated Negative Declaration and approve the Modification as discussed at this meeting.

JK-RJ-BF-HP-TS

A X

9. ADMINISTRATIVE ITEMS – None.

10. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE *May 7, 2008* ALUC & CDPC MEETINGS
 - ▶ ALUC- Lombard Industrial Subdivision.
 - ▶ CDPC- Conservation Regulation Use Permit Exception for the Yeakey Property.
 - ▶ Budge Brown –New Winery, Sage Hill-New Winery, Tilley Historic Winery Modification, Jordan Winery-Continued.
 - ▶ 6 month report on Del Dotto Winery
 - ▶ Several Quarry permits coming up.
- CODE COMPLIANCE
- ZONING ADMINISTRATOR ACTIONS

11. COMMISSIONER COMMENTS / COMMITTEE REPORTS

None.

12. FUTURE AGENDA ITEMS

- #00338-UP, 1 year after opening - Caldwell Winery
- #02082-UP, May 2008 - Del Dotto Winery
- #03457-UP, 1 year after opening - Kendall – Jackson (Formerly Pecota) Winery
- #P06-0102, 2 years after opening - Frank Family Winery

13. ADJOURNMENT

Meeting Adjourned to the regular meeting of the Conservation Development and planning Commission meeting of May 7, 2008.

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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