

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES
MAY 16, 2007

MEETING WAS CANCELED
ALL ITEMS CONTINUED TO JUNE 6, 2007

1. CALL TO ORDER
2. ROLL CALL PLEDGE OF ALLEGIANCE
3. CITIZEN COMMENTS AND RECOMMENDATIONS
4. APPROVAL OF MINUTES
5. DIRECTOR'S REPORT
6. AGENDA REVIEW

Public Hearings:

7. ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item
8. **FRANK FAMILY VINEYARDS (RICHARD FRANK) / PRESTON HILL, LLC AND FRANK FAMILY INVESTMENTS, LLC – USE PERMIT MODIFICATION #P06-0102-MOD**
CEQA STATUS: Subsequent Mitigated Negative Declaration Prepared. According to the proposed Subsequent Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: biological resources.
REQUEST: Approval to modify Use Permits #U117576, #U218081, and Use Permit Modifications #93060-MOD, #95661-MOD, #90462-MOD, and #03284-MOD to: (1) demolish the 1,410 square foot visitor building and construct a new 7,920 square foot, two-story building that includes administrative offices, caterer's prep kitchen, and public and private tasting areas resulting in a winery totaling 109,500 square feet; (2) allow the authorized production limit of 504,500 gallons to be based on a three year average with no more than a 20% variation in any single year and authorize crushing activities for 93,200 gallons of the total production capacity; (3) add a new 1,526 square foot crush pad on an existing impervious surface; (4) increase on-site parking from 72 to 92 spaces; (5) remove previous conditions of approval restricting custom crush activities; (6) eliminate reporting requirements for water usage, truck deliveries, sewage flows, and tasting room visitors; (7) increase the number of full and part time employees from approximately 24 to 28; (8) increase hours of operation from 8 a.m. to 5 p.m. to 8 a.m. to 6 p.m.; (9) allow tours and tastings by appointment only for up to an additional 200 visitors per day; (10) allow additional marketing events to include: four lunches or dinners per month with a maximum of 100 people and 5 lunches or dinners per week with a maximum of 25 people (previously

approved marketing events include four wine related events per year for up to 100 people and four to six catered dinners per year with a maximum of 100 people at each); (11) construct a new entry gate; (12) provide new site landscaping; and, (13) upgrade the existing sewage disposal system. The project is located on a 5.15 acre parcel on the east side of Larkmead Lane approximately 2,400 feet north of its intersection with St. Helena Highway (State Highway 29) within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 020-290-007) 1091 Larkmead Lane, Calistoga. **(Continued from April 18, and May 2, 2007).**

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9. BRYANT MORRIS GHOST WINERY / BRYANT MORRIS - USE PERMIT REQUEST #P06-01453-UP

CEQA STATUS: Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act (Class 3 – New Construction or Conversion of Small Structures).

REQUEST: Approval of a Use Permit to re-establish the former historic 1880 Castner Winery as a 20,000 gallon per year winery with: (1) a 1,754 square foot living area, 182 square foot office, 146 square foot sales area, 605 square feet of detached storage and 5,000 square feet of caves for a winery totaling 7,888 square feet; (2) three full-time and six part-time employees; (3) nine on-site parking spaces; (4) up to 25 visitors per week (12 maximum in one day); and, (5) a marketing plan with seven activities per year consisting of catered, private wine and food events with a maximum of 25 people three times a year and a maximum of 15 people four times a year and one private wine and food Wine Auction event with a maximum 50 people. The project is located on a 8.97 acre site on the west side of St. Helena Highway North at its intersection with Deer Park Road, within the AW (Agricultural Watershed) zoning district (Assessor's Parcel #: 022-200-028) 2825 North St. Helena Highway, St. Helena.

RG

Other Business:

10. CITY REFERRALS:
11. DEPUTY DIRECTOR'S REPORT
12. COMMISSIONER COMMENTS / COMMITTEE REPORTS
13. FUTURE AGENDA ITEMS
14. ADJOURNMENT

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