

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION MINUTES

JUNE 4, 2008

1. CALL TO ORDER / ROLL CALL

Meeting called to order at 9:04 a.m.

Commissioners Terry Scott, Jim King, Rich Jager, Heather Phillips and Bob Fiddaman present.

2. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

3. APPROVAL OF MINUTES

Minutes were approved as presented.

JK-RJ-BF-HP-TS

4. DIRECTOR'S REPORT

Hillary Gitelman presented the report.

There were two community events that the CDPD participated in this past several weeks.

1. Volunteer weekend at the Oat Hill Mine Trail led by John Woodbury.
2. WICC Watershed Symposium.

• **BOARD OF SUPERVISORS ACTIONS**

- ▶ The Board of Supervisors adopted the update to the General Plan and it is effective immediately.
- ▶ The Board of Supervisors has received the 9111 report- analysis of the Ballot measure called *Save Measure J*. It will be on the Ballot in November.
- ▶ The Board of Supervisors has scheduled discussion of the ongoing negotiations with the City of American Canyon around the growth boundary issues for their next meeting on June 10, 2008 and at the City Council meeting of June 10, 2008.
- ▶ Friday June 13, 2008 at the request of the County, the NCTPA will be coordinating the Growth Summit.
- ▶ June 24, 2008 a Special joint meeting is scheduled with the Board of Supervisors with a presentation of this years Work plan for the CDPD, discussion of the Housing Element Update, and an announcement of schedules about the process involved in the Bubble Updates.

• **OTHER DEPARTMENT ACTIVITIES**

- ▶ The Planning Department is processing three large Environmental Impact Reports;
 1. Luciana Golf Course
 2. Angwin PUC - Triad Project
 3. Napa Pipe - ongoing analysis.

5. AGENDA REVIEW

Robert Nelson presented the review with recommendation that the First Public Hearing item Sage Hill Vineyards Variance request be heard after the second Public Hearing item Mumm Napa Estates Winery Use Permit Modification.

6. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - None

7. PUBLIC HEARING ITEMS

A. PERNOD RICARD USA, LLC. (FORMERLY MUMM NAPA ESTATES, LLC.) / JAMES R. MCNEILL / MUMM

NAPA ESTATES WINERY - USE PERMIT MODIFICATION #P07-00872-MOD

Request: Approval of use permit modification #P07-00872-UP major modification to use permit nos. U-628687 through 99375-MOD to increase winery maximum total production capacity from 500,000 to 850,000 gallons per year;(2) construct an uncovered outdoor deck totaling 2,250 square feet and 2 new winery storage sheds totaling 3710 square feet for a winery totaling 410,089 square feet; (3) increase the total number of employees from 60 to 72; and (4) expand the existing winery waste water system to accommodate the increased production capacity. An additional request is to allow outdoor wine tasting on the new deck. No other changes are being requested. The project is located a 73.16 acre parcel on the west side of Silverado Trail, approximately 3500 south of Sage Canyon Road (State Highway 128) within an AP (Agricultural Preserve) zoning district (Assessor's Parcel Number 030-200-030), St Helena.

Commission voted to adopt Napa Estates Winery Resolution #P07-00872-Mod Major certifying the negative declaration and approve use permit modification as conditioned and modified.

BF-HP-RJ-JK-TS

B. SAGE HILL VINEYARDS, LLC. - VARIANCE #P08-00080-VAR

Request: Approval of a Variance from the required winery road setbacks of Napa County Code section 18.104.230 (A) (1) to allow the construction of a winery 153 feet from the centerline of a shared private drive where 300 feet is required.

SAGE HILL VINEYARDS, LLC. - USE PERMIT MODIFICATION, CONSERVATION REGULATION USE

Napa County Planning Commission Wednesday, June 04, 2008 Page 2

PERMIT EXCEPTION, AND ROAD AND STREET STANDARDS EXCEPTION #P07-00348-MOD

Request: This item requires three approvals:

a.) A modification to Use Permit #U-457778 and an associated Small Winery Exemption to allow the following: (1) an increase in winery maximum total production from 5,000 gallons per year to 20,000 gallons per year; (2) construction of a 3,458 square foot single story winery building, a 797 square foot covered outdoor work area, and 4,716 square feet of caves for a winery totaling 8,971 square feet; (3) one full-time and two part-time employees; (4) ten parking spaces including one ADA-accessible space; (5) tours and tastings by appointment only with a maximum of six visitors per day with no more than a total of 18 visitors per week; (6) a marketing plan with five 15-person marketing events per year and one 50-person Wine Auction event annually; (7) installation of two additional 10,500 gallon fire flow water tanks; (8) installation of below grade process and domestic wastewater treatment tanks; and, (9) treated wastewater disposal through subsurface disposal fields or via hold and haul.

b.) A Conservation Regulations Use Permit Exception to allow the construction of the proposed winery facility on a building site slope averaging 39% (A use permit is required for slopes 30% or greater.)

c.) An Exception to the Road and Street Standards to allow a winery access drive with 14 feet of surfaced roadway plus drivable shoulders ranging between three and six feet (18 feet of surfaced roadway plus two foot shoulders required.) The project is located on a 114.7 acre parcel accessed via a private drive beginning 150 feet northeast of the intersection of Sage Canyon Road (Highway 128) and Long Ranch Road within an AW (Agricultural Watershed) zoning district. Assessor's Parcel 032-

010-079, 1535 Sage Canyon Road, St. Helena.

Commission voted to adopt Sage Hill Winery Resolution Certifying the negative Declaration approving Variance #P08-00080-VAR and approve Use Permit Modification #P07-00348-MOD, including the Road Standard, as conditioned.

BF-RJ-HP-JK-TS

8. ADMINISTRATIVE ITEMS

A. JAYSON WOODBRIDGE / ONE TRUE VINE - WINERY USE PERMIT #P04-0551-UP QUARTERLY COMPLIANCE REPORT

Request: Status report regarding compliance with Use Permit P04-0551-UP located at 565 Crystal Springs Road, St. Helena, CA. APN #021-072-044.

John McDowell presented the report.

B. DEL DOTTO WINERY - DAVID DEL DOTTO #02082-UP

Request: Status report regarding compliance with Use Permit 02082-UP located at 1445 St Helena Highway, St. Helena, CA. APN #027-160-055.

John McDowell presented the report.

9. DEPUTY DIRECTOR'S REPORT

John McDowell presented the report.

• DISCUSSION OF THE ITEMS FOR THE **JUNE 18, 2008** CDPC MEETING

- ▶ Duncan Horse Boarding Facility Use Permit Request.
- ▶ Cafe 29 Art Gallery
- ▶ Special Joint Meeting with the Board of Supervisors on June 24, 2008.

• CODE COMPLIANCE REPORT

- ▶ Thanks to the Post Master checking on an additional address request; the Code Enforcement team discovered an entire new Apartment Unit finished without any permits near the Black Stallion Winery.

• ZONING ADMINISTRATOR ACTIONS

- ▶ Nyers Cave application was approved as proposed.

10. COMMISSIONER COMMENTS / COMMITTEE REPORT

- ▶ Commissioners Heather Phillips and Bob Fiddaman thanked the Commission Clerk for the New Commission Binders.
- ▶ Commissioner Fiddaman stated there would be Planning and Supervisor Representatives from Temecula, Riverside County visiting on June 29, 2008.
- ▶ Chair Scott suggested formatting changes to staff reports.
- ▶ Discussion was held regarding Hold and Haul portable toilets.

11. 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

12. ADJOURNMENT

Adjourned to the regular Meeting of the Conservation Development and Planning Commission meeting of June 18, 2008.

TERRY SCOTT, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

MELISSA VON LOESCH, 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