

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES

JULY 18, 2007

1. **CALL TO ORDER**
Meeting called to order at 9:00 a.m.
2. **ROLL CALL**
All Present.
3. **PLEDGE OF ALLEGIANCE**
Michele Castagnola led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS**
None.

9:05 AM

5. **JOINT MEETING WITH CITY OF AMERICAN CANYON PLANNING COMMISSION**
 - **INTRODUCTIONS**
Introductions were made by all Commissioners and staff present for both the County and the City of American Canyon.
 - **DISCUSSION REGARDING NAPA COUNTY'S GENERAL PLAN UPDATE INCLUDING COUNTY / AMERICAN CANYON GROWTH BOUNDARIES AND RELATED POLICIES**
Discussions were had regarding RUL and misc. items.
 - **COMMISSIONER COMMENTS AND REPORTS**
All thanked for coming and for being invited.
6. **APPROVAL OF MINUTES**
May 16, 2007, June 6, 2007, June 14, 2007 and June 27, 2007 minutes approved as presented.
TS-BF-HP-JK-RJ

June 12, 2007 minutes approved as presented.
TS-BF-HP-JK-RJ
A
7. **DIRECTOR'S REPORT**
None.
8. **AGENDA REVIEW**
John McDowell presented Agenda review.

Public Hearings:

9. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item 12**
Commission voted to continue this item to the regular Planning Commission meeting of August 1, 2007.
BF-TS-HP-JK-RJ

10. **DEL DOTTO FAMILY WINERY, INC. / DEL DOTTO WINERY – USE PERMIT MODIFICATION REQUEST # P07-00278-MINMOD**

CEQA STATUS: Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (Class 1 – Existing Facilities) AND Napa County’s Local Procedures for Implementing CEQA, Appendix B, Section 3 (minor alterations of existing wineries).

REQUEST: Approval of a modification to Use Permit #02082-UP to include the following: (1) add a 2,640 square foot mezzanine to the Cut and Cover Cave, slightly increasing its floor area from 15,025 to 15,163 square feet, revise the height of the non-production area from 8 feet above grade to 14 feet and change the railings throughout the structure from a tensioned cable design to a ceramic baluster design; (2) delete the approved Phase II building (of approximately 6,924 square feet in area and 35 feet in height) to reduce the total winery area from 21,949 square feet to 15,163 square feet; (3) modify parking to include 20 spaces, including two handicapped, from the previous 13 spaces; (4) allow use of the roof top patio area over the non-production portion of the winery structure; (5) relocate the crush pad area of approximately 840 square feet from the west side of the Phase II building to the north side of the Phase I Cut and Cover Cave; and, (6) add a new entry structure at the winery driveway entrance on South St. Helena Highway (St. Highway 29). The 48,000 gallon per year production, visitation and employee numbers remain unchanged. The project is located on a 13.38 acre parcel at the southwest corner of South St. Helena Highway and West Zinfandel Lane, approximately one mile south of the City of St. Helena within an AP (Agricultural Preserve) zoning district. (Assessor’s Parcel #: 027-160-055) 1445 South St. Helena Highway, St. Helena.

The public hearing is limited to new information or evidence that has not already been provided to the Planning Commission.

RN

Commission voted to find project Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (Class 1 – Existing Structures)

TS-RJ-HP-JK-BF

Commission voted to approve Use Permit #P07-00278-MINMOD with revised conditions.

TS-RJ-HP-JK-BF

11. **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, #U-218081, and Use Permit Modifications #93060-MOD, #95661-MOD, #00462-MOD, and #03384-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 105,500 square feet; (2) allow the authorized production limit of 564,500 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, May 2, May 16, June 6, and June 27, 2007).**

ST

Commission voted to continue this item to the regular Planning Commission meeting of August 1, 2007.

TS-BF-HP-JK-RJ

12. NORMAN ALUMBAUGH WINERY / NORMAN ALUMBAUGH - USE PERMIT REQUEST # P06-01202-UP

CEQA STATUS: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts.

REQUEST: Approval of a Use Permit to establish a 50,000 gallon per year winery with: (1) a 9,952 square foot production area and 16,034 square feet of related winery office and accessory use area (of which 3,970 square feet of existing structures will be utilized) for a winery totaling 24,151 square feet; (2) 7,000 square feet of exterior work area; (3) three full-time and three part-time employees; (4) 40 on-site parking spaces; (5) up to 168 visitors per week (24 maximum in one day); (6) a marketing plan with eight activities per year consisting of four catered food events and two wine release barbeques or luncheons for winemaker and wine club members with a maximum of 24 people per event; and, two industry open houses (or two wine related events) per year with a maximum of 50 people per event. The project is located on an 80.92 acre parcel on the southeast side Pope Canyon Road, at its intersection with Hardin Road, within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 018-140-035). 1996 Pope Canyon Road, St. Helena.

RG

See item #9.

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

13. GENERAL PLAN UPDATE – Presentation and summary discussion of the population and employment projections used in the Draft EIR for the General Plan Update. (Continued from June 27, 2007)

Commission voted to continue this item to the regular Planning Commission meeting of August 1, 2007.

BF-TS-HP-JK-RJ

14. CITY REFERRALS:
None.

15. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **AUGUST 1, 2007** MEETING
Leaf Winery
August 1, 2007 is regular ALUC meeting. Will be postponing to a Special meeting sometime in September.
- CODE COMPLIANCE REPORT
None.
- ZONING ADMINISTRATOR ACTIONS
None.

John McDowell distributed an "in-house" list of all pending projects in the department. John informed the Commission that he intends to give an updated list at every meeting.

16. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Heather Phillips stated that Sean Trippi did a good job of compiling information for the Frank Family Vineyard project.

Jim King – Thanked staff for making the joint meeting with the City of American Canyon happen and felt it was a success.

17. FUTURE AGENDA ITEMS

- #00338-UP, 1 Year after opening – Caldwell Winery
- #02082-UP, 1 Year after opening – Del Dotto Winery
- #03457-UP, 1 Year after opening – Pecotta Winery
- Lokoya Road Drainage Report – September 5, 2007

18. ADJOURNMENT

Adjourned to the regular meeting of the Conservation, Development and Planning Commission meeting of August 1, 2007 at 9:00 a.m.

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