

**NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES**

AUGUST 1, 2007

1. **CALL TO ORDER**
Meeting called to order at 9:00 a.m.
2. **ROLL CALL**
All Present.
3. **PLEDGE OF ALLEGIANCE**
Ronald Gee led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS**
None.
5. **APPROVAL OF MINUTES**
July 18, 2007 minutes approved as presented.
BF-TS-RJ-JK-HP
6. **DIRECTOR'S REPORT / DEPUTY DIRECTOR'S REPORT**
Hillary Gitelman informed the Commission that the Board of Supervisors did endorse a city/county study group process regarding Napa Pipe to get public input and prepare studies regarding water, traffic and fiscal impacts and benefits. The first meeting is scheduled for the evening of August 15th.-
She also stated that there are four environmental impact reports currently underway this summer including Napa Pipe, Luciana Golf Course, Aetna Springs Resort and the PUC Angwin project.
7. **AGENDA REVIEW**
Bob Nelson presented Agenda review.

Public Hearings:

8. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item**
None.
9. **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, June 27, and July 18, 2007).**

ST

Commission voted to adopt the subsequent Mitigated Negative Declaration and mitigation monitoring and reporting plan subject to findings 1-6.

BF-TS-HP-JK-RJ

Commission voted to approve Use Permit #P06-0102-MOD based on findings 28-32 subject to revised Conditions of Approval. (Note: change in Visitation has been made from original proposal)

BF-TS-HP-JK-RJ

10. 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) two full-time and two part-time employees; (4) 40 on-site parking spaces; (5) up to 140 visitors per week (20 maximum in one day); (6) a marketing plan with eight activities per year consisting of four catered food events and two wine release barbecues 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

Commission voted to adopt Negative Declaration subject to findings 1-6.

TS-BF-RJ-JK-HP

Commission voted to approve Use Permit #P06-01202-UP based on findings 6-10 and subject to revised Conditions of Approval.

TS-BF-RJ-JK-HP

ITEM #11 & #12 WILL BE HEARD TOGETHER

11. ROBERT AND GRETCHEN LIEFF - VARIANCE #P07-00179-VAR

CEQA STATUS: See item #12.

REQUEST: Approval of a Variance from the winery road setback requirement in Napa County Code section 18.104.230 (A.) (1.) to allow construction of a winery 70 feet from the centerline of Auberge Road where 300 feet is required. The project is located on a 21.51 acre parcel on the south side of Auberge Road approximately one third mile northeast of its intersection with Rutherford Road and Silverado Trail within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 030-300-005). 40 Auberge Road, St. Helena.

CC

Commission voted to find project Categorical Exempt pursuant to Section 105303 of the California Environmental Quality Act (Class 3 – New Construction or Conversion of Small Structures and Class 5 – Minor Alteration in Land Use Limitations) and Napa County's Local Procedures for Implementing CEQA, Appendix B, Section 10 (small wineries).

TS-RJ-HP-JK-BF

Commission voted to approve Variance #P07-00179-VAR based on findings 9-14 subject to Conditions of Approval.

TS-RJ-HP-JK-BF

12. ROBERT AND GRETCHEN LIEFF - USE PERMIT REQUEST #P07-00171-UP

CEQA STATUS: Categorical Exempt pursuant to Section 15303 and 15305 of the California Environmental Quality Act (Class 3 – New Construction or Conversion of Small Structures and Class 5 – Minor Alteration in Land Use Limitations) and Napa County's Local Procedures for Implementing CEQA, Appendix B, Section 10 (small wineries).

REQUEST: Approval of a Use Permit to establish a new 3,000 gallon per year winery with: (1) a 1,900 square foot split level winery building for a winery totaling 1,900 square feet; (2) a 1,100 square foot partially covered outdoor work area and a 200 square foot mechanical room; (3) no full-time employees and four part-time employees during bottling; (4) four parking spaces, including one handicap-accessible space; (5) tours and tastings by appointment only with a total of eight visitors per week (32 visitors total per month); (6) a marketing plan with one 30-person release event per year and one 30-person Napa Valley Vintner's Wine Auction event; and, (7) installation of two 10,500 gallon water tanks.

The project is located on a 21.51 acre parcel on the south side of Auberge Road approximately one third mile northeast of its intersection with Rutherford Hill Road and Silverado Trail within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 030-300-005). 40 Auberge Road, St. Helena.

CC

Commission voted to approve Use Permit #P07-00171-UP based on findings 16-20 and subject to Conditions of Approval.

TS-RJ-HP-JK-BF

Commission voted to approve an exception to Napa County Road and Street Standards of Auberge Road based on finding 15, subject to Conditions of Approval and subject to review and approval of the Public Works Department.

TS-RJ-HP-JK-BF

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, and July 18, 2007)**
Hillary Gitelman presented the projections presentation to the Commission.

14. CITY REFERRALS: None
None.

15. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **AUGUST 15, 2007** MEETING
Three items scheduled for the afternoon: Gates parcel map project; Broman Winery Use Permit, and Cosentino noise issue.
- CODE COMPLIANCE REPORT
Pecotta Winery has been sold to Kendall Jackson and will be referred to as Kendall Jackson under future agenda items. Issue has been raised about flags and sandwich boards at wineries. Hillary Gitelman stated that they are currently working on an illustrated version of the sign ordinance.
- ZONING ADMINISTRATOR ACTIONS
John McDowell discussed the Humphrey property on Silverado Trail. They tore down a legal second unit and began rebuilding in a different location, had to apply for a certificate of legal nonconformity. Also reported that District Attorney is dealing with the Lewis Auto dismantling case.

16. COMMISSIONER COMMENTS
None.

17. FUTURE AGENDA ITEMS

- #00338-UP, 1 year after opening – Caldwell Winery
- #02082-UP, 6 months after opening – Del Dotto Winery
- #03457-UP, 1 year after opening – Kendall Jackson 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 15, 2007 at 9:00 a.m.

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JIM KING, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

BARB RUFFINO, Clerk

Key

Vote: RJ = Rich Jager; JK = Jim King; BF = Bob Fiddaman; TS = Terry Scott; HP = Heather Phillips;
GW = Gary Wooton; DS = Dean Stahr

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