

**DRAFT**  
**NAPA COUNTY**

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

**AUGUST 20, 2008**

**1. CALL TO ORDER / ROLL CALL**

Meeting called to order at 9:02 a.m.

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

**2. PLEDGE OF ALLEGIANCE**

John Tulley led the salute to the Flag.

**3. CITIZEN COMMENTS AND RECOMMENDATIONS**

Virgil Oris and John Tulley spoke on behalf of the Save Rural Angwin Organization expressing appreciation of the Updated General Plan and all the work the Commission has given to the updated General Plan. They expressed concurrence with the numerous policies which provide the right vision for the County and the Community of Angwin, They shared that they are proud to be part of Napa County and thanked the Planning Commission for treating them as their constituents and as part of a larger community that stretches from Calistoga to American Canyon sharing the same values and goals.

**4. APPROVAL OF MINUTES**

June 4, 18, and 24, 2008 Minutes were approved as presented.

BF-JK-HP-RJ-TS

**5. DIRECTOR'S REPORT**

Hillary Gitelman presented the report.

Director Gitelman reported that she participated in a Green Workshop organized by Sustainable Napa County.

- **BOARD OF SUPERVISORS ACTIONS**

- ▶ There will be a Joint Meeting scheduled with the Board of Supervisors on October 14, 2008.

Director Gitelman will present a draft of the Housing element to the Planning Commission and the Board of Supervisors.

Discussion will be held on Impacts of Roads; road safety, condition, and traffic related to wineries approved in the hills and along narrow winding roads with specific neighborhood based cumulative impacts discussion.

- **OTHER DEPARTMENT ACTIVITIES**

**6. AGENDA REVIEW**

Robert Nelson presented the review and recommended to remove Item 9 A from the agenda to be re notice at a later date in order for the Commission to receive and respond to recent comments made on the Environmental Impact Report.



7. **DISCLOSURES**

All Commissioners present visited all Public Hearing Item sites of this Agenda.

8. **PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY**

9. **PUBLIC HEARING ITEMS**

A. **LYNCH FAMILY VINEYARDS, LLC. / BENNETT LANE WINERY –USE PERMIT  
MAJOR MODIFICATION REQUEST # P07-00299-MOD**

**Request:** Approval of a Major Modification to Use Permit #92452-UP to: (1) remodel the existing approximately 8,900 square foot winery building including expansion of the offices; (2) construct a new approximately 3,650 square foot tasting room with offices; (3) construct a new approximately 5,000 square foot barrel storage building with a commercial kitchen; (4) add an enclosed courtyard between buildings (for a winery totaling approximately 17,550 square feet); (5) relocate and expand the customer parking lot to 22 parking spaces; (6) increase tours and tasting by appointment only to 32 visitors per day, with 168 visitors average per week; (7) add a marketing plan with 48 private wine, food and harvest events per year with a maximum of 40 people per event, and four industry Open House events with a maximum of 50 people per event; (8) three Napa Valley Wine Auction related events per year with a maximum of 125 people per event; and, (9) installation of winery wastewater and sewage systems upgrades. No change to the annual production limit of 50,000 gallons per year is proposed. The project is located on a 10.0 acre parcel on the northeast side of State Highway 128, approximately 1,000 feet southeast from its intersection with Bennett Lane within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 017-160-002). 3340 State Highway 128, Calistoga.

**Staff Recommendation:** Adopt negative declaration and approve project as proposed with conditions of approval.

(Continue from the July 16, 2008 CDPC Meeting.)

[See Item 6](#)

10. **ADMINISTRATIVE ITEMS**

A. 10:00 a.m.

**PROPOSED LAND USE MAP AMENDMENT (PLUMA)**

Staff presentation and request for Commission direction regarding proposed changes to the General Plan Land Use Map (General Plan Figure AG/LU-3). Pursuant to Board of Supervisors Resolution 08-64, Department staff is conducting an analysis of areas designated Urban Residential and Rural Residential on the County's official Land Use Map -- areas which have been informally referred to as "urban bubbles" in the past. The principal goal of the planning process is to improve the correlation between the Land Use Map and existing zoning. Staff will present its preliminary analysis and recommendations to the Commission for discussion and direction. No formal action is being requested. Following receipt of the Commission's direction, Department staff will conduct environmental review, provide required public notice, and prepare a draft resolution for consideration and possible action by the Commission.

**Staff Recommendation:** Take public testimony after Staff presentation, and provide preliminary direction. Formal action by the Commission will occur at a future, noticed public hearing.

Director Hillary Gitelman gave the report.

**B. GROWTH SUMMIT DISCUSSION**

Presentation and discussion regarding results of the June 13, 2008 Growth Summit.

**Staff Recommendation:** No action is requested at this time.

Director Hillary Gitelman gave the report.

A group of Planning Directors from 6 jurisdictions, 5 Cities, the County and NCTPA have met and preparations are in place to organize a second Growth summit.

**11. DEPUTY DIRECTOR'S REPORT**

John McDowell presented the report.

- DISCUSSION OF ITEMS FOR THE **AUGUST 6, 2008 CDPC** MEETING
  - ▶ Sign Ordinance
  - ▶ Napa Pipe Status Report
  - ▶ Burke residence Variance
  - ▶ Alpha Omega Winery
- CODE COMPLIANCE REPORT
  - ▶ The Department has started Zoning Enforcements against Tulocay Made in Napa Valley for the operation of a tasting Café in the Airport Complex.
- ZONING ADMINISTRATOR ACTIONS
  - ▶ An agreement has been reached with the Orciola property for Building Code improvements.

**12. COMMISSIONER COMMENTS / COMMITTEE REPORT**

Commissioner Phillips will not be available for the September 3, 2008 meeting.

**13. 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

**14. ADJOURNMENT**

Adjourned to the Regular Meeting of the Conservation Development and Planning Commission meeting of September 3, 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