

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

SEPTEMBER 5, 2007

1. **CALL TO ORDER**
Meeting called to order @ 9:00 a.m.
2. **ROLL CALL**
All Commissioners Present.
3. **PLEDGE OF ALLEGIANCE**
Tom Andrews led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS**
None.
5. **APPROVAL OF MINUTES**
August 1, 2007 minutes approved as revised.
TS-BF-HP-JK-RJ

August 15, 2007 minutes approved as presented.
TS-BF-HP-JK-RJ
A
6. **DIRECTOR'S REPORT**
Hillary Gitelman presented Directors Report:
 - **GENERAL PLAN UPDATE**
 - ▶ Steering Committee completed review of draft Land Use and Circulation Elements. Voted to send revised drafts to Planning Commission within the next 30 days.
 - ▶ Draft Conservation Element 60% complete. This Element has been changed the most.
 - ▶ General Plan meeting scheduled in Yountville this evening to discuss the Angwin Bubble.
 - ▶ September 19 Planning Commission Meeting – we will be bringing questions regarding the Land Use Element relating to the “transitional areas” (Napa Pipe and nearby Industrial sites) and the Growth Management System.
 - ▶ October 3 Planning Commission Meeting – Plan to bring the draft Land Use Element as a whole.
 - ▶ October 16 Planning Commission Meeting – joint session with Board of Supervisors to discuss any unresolved issues on the General Plan.
 - **BOARD OF SUPERVISORS ACTIONS**
 - **OTHER DEPARTMENT ACTIVITIES**

- ▶ The department is currently processing a large number of EIR's.

7. **AGENDA REVIEW**
Bob Nelson presented agenda review.

Public Hearings:

8. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item**
None.

9. **LEONARDINI FAMILY VINEYARDS-/ WHITEHALL LANE WINERY - USE PERMIT MODIFICATION REQUEST #P06-01505-UP**

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

REQUEST: Approval to modify Use Permit #: U-477677 to increase the maximum production of the winery to 200,000 gallons per year and, (1) construct a 14,071 square foot addition (to include barrel storage, bulk and bottle storage, office space, kitchen, meeting/conference room, equipment and maintenance facilities) for a winery totaling 34,227 square feet; (2) add a 5,448 square foot cover over the existing outdoor crush pad; and, (3) add two full-time employees for a total of seven employees. No other changes are proposed. The project is located on a 25.28 acre parcel on the west side of St. Helena Highway (State Highway 29), approximately 300 feet north of its intersection with Whitehall Lane within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 027-100-012). 1563 St. Helena Highway, St Helena.

MD

Commission voted to find environmental findings 1-6 and adopt the Negative Declaration.

TS-RJ-JK-BF-HP

Commission voted to approve Use Permit #P06-01505-UP based on findings 6-10 subject to revised Conditions of Approval.

TS-RJ-JK-BF-HP

10. **LAKE LUCIANA GOLF COURSE / USE PERMIT # P07-00398 PUBLIC SCOPING ON PREPARATION OF ENVIRONMENTAL IMPACT REPORT.**

REQUEST: Public meeting to take testimony on items to be addressed in an Environmental Impact Report (EIR) currently being prepared for the proposed Lake Luciana Golf Course Use Permit application #P07-00398-UP. The proposal is to develop an 18-hole golf course, attendant buildings, related site improvements, and improvement of existing dirt access roads to serve the golf course and existing parcels on approximately 190 acres located in Pope Valley off a private road approximately five and one half miles northeast of its intersection with Pope Valley Road on Assessor's Parcel #'s: 018-290-001, -002, -003 and -005; 018-270-011, -012, and -013; 018-080-054, -056, -061 and -062 within the AW (Agricultural Watershed) zoning district. Road improvements for access to the site will occur on the above listed parcels and on Assessor's Parcel #'s: 018-070-004, -046, -047, and -048; 018-260-014, -017 and -020; 018-210-012 and -014; 018-270-003 and -010; 018-250-019, -020 and -021.

RG

Public comment taken, No other action taken.

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

11. CITY REFERRALS:
None.

12. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **SEPTEMBER 19, 2007** MEETING
 - Special ALUC Meeting - Cornerstone Ministries located in the Industrial Park.
 - A presentation from the Napa County Transportation Planning Agency.
 - Planning Commission meeting. Grieve Hearing and the General Plan. If time allows, a quarterly report on Woodbridge, Cosentino and Jessell Galleries.
- LOKOYA ROAD DRAINAGE REPORT
 - Commission granted winery approval – drainage issues. Ongoing issue between Public Works and two property owners. Problem will eventually be solved by the Courts.
- BLACK STALLION WINERY STATUS REPORT
 - Bob Nelson presented report.
- CODE COMPLIANCE REPORT
 - Meuler Lot Line Adjustment Appeal at Board of Supervisor last week.
 - Fraizer Winery Temporary Event – permittee went outside boundaries and staff has sent a warning letter.
 - Atel Property off of Los Amigos – have it pretty much cleaned up.
- ZONING ADMINISTRATOR ACTIONS
 - Rombauer in Airport Industrial Park has been approved.
 - Jeager – received an extension of time on their Parcel Map.
 - Livingston/Dana Estate – minor modifications approved as staff level.

13. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Commissioner King – will not be present at the joint meeting with Board of Supervisors on October 16, 2007 and the regular Planning Commission meeting of October 17, 2007. He will also not be able to attend the CCPCA State conference in October.

Commissioner Phillips – at the request of the 2007 CCPCA President (Jerry Morrow), a request for Commissioner King to come back on the CCPCA Board as Secretary/Treasurer.

Commissioner Fiddaman – will not be able to attend the CCPCA State conference.

Commissioner Scott – will not be able to attend the CCPCA State conference.

14. 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 – Pecotta Winery
- #P06-0102, 2 years after opening – Frank Family Winery

15. ADJOURN TO THE SPECIAL MEETING AT YOUNTVILLE COMMUNITY HALL
Adjourned to the special meeting of the Conservation, Development and Planning Commission
meeting of September 5, 2007 at 6:00 p.m. in Yountville.

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