

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES

JANUARY 19, 2011

1. CALL TO ORDER/ROLL CALL

Meeting was called to order by Vice-Chair Matt Pope.
Commissioners Basayne, Fiddaman present.
Chair Phillips and Commissioner Scott excused.

2. PLEDGE OF ALLEGIANCE

Sean Trippi led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

None.

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS
 - ▶ Customer service evaluation now complete, results to be presented to BOS late February.
- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW

John McDowell gave the review.

7. DISCLOSURES

Commissioners reported.

8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

None.

9. PUBLIC HEARING ITEMS

A. RAMSAY / RASMUSSEN WINERY / KENT RASMUSSEN & CELIA RAMSAY - USE PERMT MAJO MODIFICATION, P10-00284-MOD.

CEQA Status: Mitigated Negative Declaration prepared. According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following area: Transportation/Traffic. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval to modify previous use permit approvals for the Ramsay/Ramussen Winery to: (1) increase production capacity from 40,000 gallons per year to 100,000

gallons per year; (2) add up to 5 new fermentation tanks in the covered existing fermentation tanks area; (3) stripe 14 on-site parking spaces on an existing impervious surface; (4) convert an existing 985 sq. ft. quest cottage into office, tasting/retail space, and employee break room; (5) provide an approximate 400 sq. ft. tasting area within the existing winery building; (6) establish a marketing plan with 4 food and wine parings per month for a maximum of 24 guests at each event, 4 open house and release events per year for a maximum of 75 guests at each event, and one event per year for a maximum of 125 guests; (7) tours and tastings by appointment only, with food paring(s) for up to 48 visitors per day and a maximum of 336 visitors per week; (8) recognize existing outdoor work and crush areas and a 1,054 sq. ft. covered elevated pad located near the southeast corner of the property; (9) install a new winery process and domestic wastewater system; and (10) install a new left turn lane on Silverado Trail. The project is located on a 5.67 acre parcel on the west side of Silverado Trail located approximately 1/2 mile north of Taplin Road within the Agricultural Watershed (AW) zoning district. APN: 025-410-002. 1001 Silverado Trail, St. Helena.

Staff Recommendation: Adopt the mitigated negative declaration and mitigation monitoring and reporting program and approve the use permit modification with the proposed conditions of approval.

Commission voted to:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Ramsay/Rasmussen winery, based on findings 1-6 of Exhibit A; and
2. Approve Use Permit Modification (File #P10-00284-MOD) based on findings 7-11 of Exhibit A and subject to the recommended Conditions of Approval (Exhibit B).

MB-BF-MP-TS-HP

X X

10. ADMINISTRATIVE ITEMS

A. ELECTION OF 2010 PLANNING COMMISSION OFFICERS

Staff Recommendation: Elect Chairperson and Vice-Chairperson for 2011 calendar year.

Commission voted to elect Matt Pope as Chairperson and Mike Bassayne as Vice-Chairperson for the 2011 calendar year.

MB-BF-MP-TS-HP

X X

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **February 2, 2011 PC MEETING**
 - ▶ Update on Conditions of Approval
 - ▶ ALUC meeting will be held to hold election of officers
 - ▶ Rogers Winery
 - ▶ Frank Family Winery 2-year compliance check
 - ▶ Williamson Act presentation
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
 - ▶ Certificate of legal non-conformity for Beaulieu Gardens – historic Georges De Latour estate. Expecting appeal in near future.

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

- ▶ Commissioner Bassayne welcomed Michelle Benvenuto from Napa Valley Grape Growers.

13. FUTURE AGENDA ITEMS

- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P09-00185-UP, 1 year after opening - Ca'Nani Winery
- #P06-01426-UP, 1 year after opening - Pavitt Winery
- #P06-0102-MOD, December 2010 - Frank Family Winery
- # P10-00123-MOD, August 2011 - MJA Vineyards
- # P10-00177-MOD, December 2011 - Kelham Vineyards

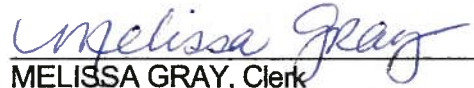
14. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning meeting of February 2, 2011.



MATT POPE, Vice-Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director



MELISSA GRAY, Clerk

Key

Vote: MB = Mike Basayne; MP = Matt Pope; 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

