

# NAPA COUNTY

## CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION MINUTES

**NOVEMBER 7, 2007**

1. **CALL TO ORDER**  
Meeting called to order @ 9:04 am.
2. **ROLL CALL**  
All present.
3. **PLEDGE OF ALLEGIANCE**  
John McDowell led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS**  
None.
5. **APPROVAL OF MINUTES**  
None.
6. **DIRECTOR'S REPORT / DEPUTY DIRECTOR'S REPORT**  
Hillary Gitelman presented the report.
  - BOARD OF SUPERVISORS ACTIONS
    - BOS upheld Frank Family project.
    - Gateway Hotel conditions of approval.
    - Code Enforcement presentation.
  - OTHER DEPARTMENT ACTIVITIES
    - General Plan Committee concluded their work.
7. **AGENDA REVIEW**  
Bob Nelson presented the Agenda Review.

### Public Hearings:

8. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item**   
None.
9. **V. SATTUI WINERY - USE PERMIT MODIFICATION REQUEST #P05-0184-MOD**  
**CEQA STATUS:** Subsequent Mitigated Negative Declaration Prepared. According to the proposed Subsequent Mitigated Negative Declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: land use and planning and transportation/traffic.  
**REQUEST:** Approval to modify Use Permits #U-267475, #U-408081, and #94360-UP, as well as Use Permit Modifications #U-228586, #U-118687, #92347-MOD, #95325-MOD, and #96663-MOD to allow: (1) installation of an approximately 1,300 foot new, two-way, center left turn lane from Inglewood Avenue to Stice Lane on St. Helena Highway (aka State Highway 29); (2) modifications to the existing access to the property from St. Helena Highway, construction of a new exit 650 feet north of Stice Lane, and the creation of an internal one-way loop drive; (3)

construction of 139 new overflow visitor parking spaces, 8 bus/limousine spaces, and 50 employee spaces; (4) legalization of existing employment levels totaling 47 full-time and 24 part-time employees; (5) legalization of the winery office use and location of existing structures including: a 376 square foot trailer; a 480 square foot trailer; and a 3,345 square foot residence and attached garage; (6) legalization of the 1,800 square foot Cellar Club and the 600 square foot Vittorio Reserve Tasting Rooms in the winery facility; (7) legalization of the winery storage use of a 2,350 cubic foot shipping container; (8) legalization of a maximum visitation level of 2,625 persons per day including day-time marketing events at the dual use site; and, (9)\* *legalization and/or expansion of the existing marketing plan to include: by-appointment use of the wine club tasting rooms at the winery facility; three 200-person **maximum** private tours and tastings per week; ten 700-person **maximum** club member events annually; 100 private 250-person **maximum** dinners annually; and, 175 private 200-person **maximum** group picnics annually.* The project is located on a 1.6 acre parcel and an adjacent 21.66 acre parcel at the southeast corner of the intersection of St. Helena Highway (State Highway 29) and White Lane approximately one-third of a mile south of the City of St. Helena. The 1.6 acre parcel is zoned CL (Commercial Limited) and the 21.66 acre parcel is split-zoned AP/AW (Agricultural Preserve / Agricultural Watershed). Assessor's parcel #'s: 030-020-029 & 030-260-035. 1181 & 1111 White Lane, St. Helena. **CC**

Commission voted to adopt Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan based on findings 1-6.

HP-TS-JK-RJ-BF

Commission voted to approval Use Permit #P05-0184-MOD subject to revised conditions.

HP-RJ-JK-TS-BF

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

10. CODE ENFORCEMENT UPDATE – Presentation and discussion on current code enforcement activities and methodology. **DG**  
Continued to the meeting of December 5, 2007.

11. REVIEW AND ADOPTION OF COMMISSION 2008 SCHEDULE **RN**  
Continued to the meeting of December 5, 2007.

12. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **DECEMBER 5, 2007** MEETING  
Abbott Winery, Morris Ghost Winery, Conservation Regulations Change, Woodbridge Quarterly Compliance Report, Annual Commission Luncheon.
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS  
John McDowell gave report.

13. COMMISSIONER COMMENTS  
Terry Scott - compliments were given to the Director and Deputy Director on both the written and oral reports given.

Bob Fiddaman – will not be here December 5, 2007 meeting.

Jim King – concern regarding a property off Old Sonoma Road, can see a lot of equipment and activity.

Hillary Gitelman – General Plan Steering Committee party at Uva’s tomorrow from 3:30 – 5:30.

**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 – Kendal – Jackson (Formerly Pecota) Winery
- #P06-0102, 2 years after opening – Frank Family Winery

**15. ADJOURNMENT**

Adjourned to the regular meeting of the Conservation Development and Planning Commission meeting of December 5, 2007.

\_\_\_\_\_  
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