

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES
NOVEMBER 17, 2010

1. CALL TO ORDER/ROLL CALL

Meeting was called to order by Chair Heather Phillips.
Commissioners Basayne, Fiddaman, Pope, Phillips present.
Commissioner Scott is excused.

2. PLEDGE OF ALLEGIANCE

Jeff Redding led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

None.

5. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

• **BOARD OF SUPERVISORS ACTIONS**

- ▶ Relic & Dunphy Appeals
- ▶ Small Wind Ordinance
- ▶ Wildlife Commission Grants
- ▶ BOS & Planning Commission will attend a meeting on Sustainable Napa County's Policymakers Summit to be held December 2, 2010

• **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. SUSANNA ROGERS KELHAM TR/ KELHAM VINEYARDS - KELHAM VINEYARDS WINERY USE PERMIT MODIFICATION #P010-00177-MOD

CEQA Status: Negative Declaration has been prepared. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts.

The project site is not on any of the the lists of hazardous waste sites enumerated under Government Code Section 65962.5

Request: Approval of a major modification to Use Permit # 98372-UP to 1) convert an existing 1,576 sq. ft. residence to be used for wine tasting, sales, and marketing; 2) convert 1,641 sq. ft. of second floor area of the existing winery to be used as a residence; 3) include a 1,254 sq. ft. outdoor trellised area for wine tasting and marketing and 4) adoption of a marketing plan that proposes ten additional visitors per day, for a maximum of 20 per day/140 per week for food and wine pairing, and six events per year for up to 80 people. The project site is located on a 10.9 acre parcel on the north side of Zinfandel Lane, approximately 0.75 of a mile east of its intersection with State Route 29 within an

Agricultural Preserve (AP) Zoning District (Assessor's Parcel Number 030-260-029) 360 Zinfandel Lane, St. Helena.

CONTINUED FROM THE OCTOBER 20, 2010 AND NOVEMBER 3, 2010 REGULAR MEETINGS

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit Modification with the recommended conditions of approval.

Commission voted to:

1. Adopt the Negative Declaration for Use Permit # P10-00177 based on findings 1-6 of attached Exhibit A - Findings.
2. Approve Use Permit # P10-00177 based on Use Permit findings 7-16 of attached Exhibit A - Findings, and subject to attached Exhibit B - Revised Conditions of Approval.

BF-MB-MP-TS-HP

X A

B. CCBJ PROPERTIES, LLC CHURCH & COMPREHENSIVE USE PERMIT / JEFF VENESS - USE PERMIT #P10-00119-UP

CEQA Status: Categorical Exemption, Class 1: Existing Facilities/Class 2: Replacement or Reconstruction (Operation, repair, maintenance or minor alteration of existing structures or facilities not expanding existing uses / Reconstruction of existing structures or facilities on the same site having substantially the same purpose and capacity) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301 and §15302; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code, Section 65962.5

Request: Approval of a Use Permit to recognize existing church and storage uses and allow additional commercial uses as part of a comprehensive permit in an existing, approximately 7,600 square foot, commercial center and a 1,600 square foot former auto repair building with 26 existing parking spaces. The project site is located on two parcels, approximately 3.39 acres total, located on the southwest corner of the intersection at College Avenue and Sky Oaks Drive, in the CN (Commercial Neighborhood) Zoning District. Assessor's Parcel Numbers: 024-153-029 and 024-161-001. 400-412 Circle Drive and 40 Sky Oaks Drive, Angwin.

Staff Recommendation: Find project categorically exempt and approve use permit subject to proposed conditions of approval.

Commission voted to:

1. Find the project is Categorical Exempt, Class 1 / Class 2 from environmental review under CEQA Guidelines Section 15303 based on Findings 1-6 of Exhibit A; and
2. Approves Use Permit # P10-00119-UP based on Findings 7-11 of Exhibit A and subject to the Conditions of Approval of Exhibit B.

MB-MP-BF-HP-TS

X

10. ADMINISTRATIVE ITEMS

A. UPDATED USE PERMIT APPLICATION FORM STUDY SESSION

Request: Informational item and Commission input concerning major revisions to the Use Permit application form and submittal requirements, including proposed revisions to the Winery Supplemental Information Form. Staff is soliciting Commission and public feedback on the draft document.

Staff Recommendation: Informational item. Commission may provide direction.

No formal action taken.

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **December 1, 2010 PC MEETING**
 - ▶ Dr. Smith – food and health issues
 - ▶ Vineyard 22 Winery
 - ▶ Krupp Family Cemetery
 - ▶ General Plan and cumulative analysis
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
 - ▶ Patrino property – Variance approved
 - ▶ Beaulieu Gardens – CLN

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

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
- # P10-00123-MOD, August 2011 - MJA Vineyards
- #P06-0102-MOD, December 2010 - Frank Family Winery
- #P06-01426-UP, 1 year after opening - Pavitt Winery

14. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning meeting of December 1, 2010.


HEATHER PHILLIPS, 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

