

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION MINUTES

FEBRUARY 17, 2010

1. CALL TO ORDER / ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

Bruce Cakebread led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)

None.

4. APPROVAL OF MINUTES

Minutes for the meeting held on October 21, 2009 were approved as revised.

BF-MB-TS-MP-HP

Minutes for the meeting held on February 3, 2010 were approved as presented.

BF-MB-TS-MP-HP

4. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

- ▶ Vacation Rentals stakeholders meeting #2 is scheduled for February 24, 2010 at the Office of Education at 5:00 p.m.

5. AGENDA REVIEW

John McDowell gave the review.

6. DISCLOSURES

Commissioners reported.

7. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

Commission voted to move Item # 8A to the consent calendar.

TS-MB-MP-BF-HP

See Item 8A

8. PUBLIC HEARING ITEMS

A. J CELLARS WINERY / J CELLARS INVESTMENTS, LLC - USE PERMIT P09-00174-UP

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 areas: Biological Resources and Transportation/Traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5. **Request:** Use Permit No. P09-00174UP to establish a new 30,000 gallon per year winery with: 1) a 4,702 sq. ft. two-story winery building with a 2,009 sq. ft. exterior deck; 2) 15,798 sq. ft. of caves ; 3) a new left turn lane on State Route 29 at the approach to Quail Mountain Lane; 4) four full-time and four part-time employees; 5) 28 parking spaces; 6) tours and tastings by prior appointment only with a maximum of 75 visitors per day and 525 per week open 10 am - 6 pm; 7) a marketing plan with 104, 40-person marketing events, one 200-person release event, and participation in Auction Napa Valley; 8) improvement of an existing access driveway to winery road standards; 9) new domestic and process wastewater treatment systems with subsurface disposal; and, 10) installation of a 40,000 gallon fire protection water tank and associated water line. The project is located on a 25.96 acre parcel located on the west side of State Route 29 at it's intersection with Diamond Mountain Road, within the AW (Agricultural Watershed) zoning district. APN: 020-180-058. 4455 St. Helena Highway, Calistoga

Staff Recommendation: That the Commission continue the public hearing to March 3, 2010.

TO BE CONTINUED TO MARCH 3, 2010 REGULAR COMMISSION MEETING

Commission voted to continue the item to the March 3, 2010 regular meeting.

TS-MB-MP-BF-HP

9. PUBLIC HEARING ITEMS

None

10. ADMINISTRATIVE ITEMS

A. WINERY DEFINITION ORDINANCE (WDO) RELATED PROPOSALS

Request: Discuss four separate proposals related to the WDO, receive public testimony, and provide informal recommendations to the Board of Supervisors. The four proposals include:

1. development and adoption of an ordinance implementing consensus-based clarifications to the definition of "marketing of wine" and to other sections of Napa County Code permitting retail sales of wine-related items and food-wine pairings;
2. development and adoption of a Planning Commission resolution articulating Commission policies related to business events and other matters;
3. development and adoption of an ordinance permitting cultural and social events at wineries via an administrative permit, provided certain conditions are met; and
4. development and adoption of an ordinance permitting tours and tastings without appointment, for consideration by the Planning Commission and the Board of Supervisors following preparation of an environmental impact report (EIR).

While these four proposals include draft policy language developed by staff in response to public input and Board of Supervisor's direction, no draft ordinances or resolutions have been prepared for formal action by the Commission at this time.

Commissioners commented and gave their individual perspectives on the proposals.

No action taken.

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **March 2, 2010 ALUC SPECIAL MEETING**
- DISCUSSION OF ITEMS FOR THE **March 3, 2010 ALUC SPECIAL MEETING**
 - ▶ **St. Regis Hotel**
- DISCUSSION OF ITEMS FOR THE **March 3, 2010 PC MEETING**
 - ▶ **J. Cellars Winery**
 - ▶ **Walkenhorst Warehouse**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
 - ▶ **Eucalyptus grove tree removal**

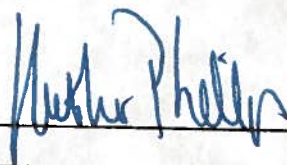
12. COMMISSIONER COMMENTS / COMMITTEE REPORT

13. FUTURE AGENDA ITEMS

- #00388-UP, 1 year after opening - Caldwell Winery
- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P06-01426-UP, 1 year after opening - Pavitt Winery
- #02082-UP, September 2010 - Alpha Omega Winery
- #P06-0102-MOD, December 2010 - Frank Family Winery

14. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission Meeting of March 3, 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