

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES
MARCH 2, 2011

1. CALL TO ORDER/ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

Jessica Jordan led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Minutes were approved as presented.

5. DIRECTOR'S REPORT

- **BOARD OF SUPERVISORS ACTIONS**

- ▶ Results of the Customer Service Survey will be presented to the Board at the March 1, 2011 BOS meeting.

- **OTHER DEPARTMENT ACTIVITIES**

- ▶ One appeal was filed on a Zoning Administrator action.

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. MORLET FAMILY ESTATE WINERY / LUC AND JODIE MORLET – USE PERMIT MAJOR MODIFICATION REQUEST - #P10-00375

CEQA Status: Mitigated Negative Declaration prepared. According to the Mitigated Negative Declaration, if a mitigation measure is not included, the proposed project would have potentially significant environmental impacts to Biological Resources. 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 Morlet Family

Estate Winery (previously known as Morris Ghost Winery): (1) removing the requirement to establish a new driveway access to State Route 29 (SR 29; or St. Helena Highway) and allowing all winery and construction traffic to utilize the existing driveway on the subject property's northern boundary; (2) retire the private residential use of the second story and loft space within the existing winery building and convert the space to winery offices and file storage; (3) recognize an 80 square foot area in front of the existing fireplace on the ground floor as a wine tasting and marketing area; (4) allow a new 1,413 square foot crush pad on the north side of the existing winery building during Phase I to be removed following Phase II; (5) recognize an existing 2,400 square foot pool deck area for some of the marketing events already approved and a 120 square foot existing restroom in the pool area as a winery visitor restroom; (6) allow for a Type II wine cave; (7) installation of a 120 square foot concrete pad and installation of water storage tanks for fire protection purposes on the hill to the south of the winery building; (8) acknowledge the proposed phasing for construction: Phase I to include winery building improvements, 1,413 square foot crush pad, water storage tank pad, winery storage is existing shed, and wastewater treatment system; Phase II to include Type II cave excavation and construction, 1,750 square foot crush pad, and removal of the 1,413 square foot crush pad on the north side of the winery building; (9) allow hold-and-haul capability for the first two years of harvest. The winery project is located on a 10.14 acre parcel on the southwest side of St. Helena Highway, immediately across from its intersection with Deer Park Road within an Agricultural Watershed (AW) zoning district; Assessor's Parcel #: 022-200-031; 2825 St. Helena Highway North, St. Helena. **Staff Recommendation:** Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Use Permit Major Modification as proposed with conditions of approval.

Commissioners voted to Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Morlet Family Estate Winery Use Permit Major Modification, based on Findings 1-6 of Exhibit A; and approve Use Permit Major Modification (P10-00375-MOD) based on Findings 7-11 of Exhibit A and subject to the recommended Conditions of Approval (Exhibit B) as amended.

HP-MB-BF-MP-TS

X

B. LANDMARK PRESERVATION ZONING ORDINANCE, COUNTY-INITIATED ZONING CODE TEXT AMENDMENT P10-00377-ORD

CEQA Status: Negative Declaration Prepared. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. There is one property (Pope Valley Store) that is on the lists of hazardous waste sites enumerated under Government Code section 65962.5. That property is undergoing remediation.

Request: County-sponsored ordinance. The proposed project consists of adoption of an ordinance updating Napa County Code sections related to the designation and disposition of historic landmarks. The ordinance would update the procedures and standards for the preservation and appropriate rehabilitation of historic buildings when property owners voluntarily apply for landmark designation. The ordinance also contains incentives for the rehabilitation and reuse of a limited number of historic buildings which are considered significant to the County's agricultural heritage by (1) allowing farm centers and grange halls to be used as a matter of right as meeting halls and special event venues (APN #s 030-180-009, 020-282-001, 052-112-016, 047-110-004 & 018-100-001), and (2) by allowing the Pope Valley Store and Rutherford Train Station (APN #s 018-310-023 & 027-210-008) to be rehabilitated and adaptively reused for uses allowed in the Commercial Limited (CL) zoning district upon issuance of a use permit and project specific environmental review under CEQA. The proposed ordinance would implement action items included in the General Plan Update of 2008.

Ordinance Title: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING CHAPTER 15.52 (LANDMARK PRESERVATION) AS IT RELATES TO THE DESIGNATION AND DISPOSITION OF HISTORIC LANDMARKS IN NAPA COUNTY

Staff Recommendation: Recommend to Board of Supervisors adoption of the proposed negative declaration ordinance.

Item was tabled and will be re noticed at a future date.

C. JOHN WOODBURY, GENERAL MANAGER / NAPA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT - MOORE CREEK PARK USE PERMIT No. P10-00155-UP

CEQA Status: Napa County is a responsible agency for this project. As the decision-making body for the County on the project, the Planning Commission certifies that it has reviewed and considered the information contained in the Mitigated Negative Declaration adopted by the Board of the Napa County Regional Park and Open Space District and finds that it adequately addresses those effects that are within the scope of the County's jurisdiction as a responsible agency (CEQA Guidelines Sec. 15050 (b)). The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Sec. 65962.5

Request: Use permit to allow the construction and operation of Moore Creek Park, a public recreational facility including trails for hiking, horseback riding, and mountain biking, a staging area accommodating up to 26 vehicles, and limited environmental camping. The project is located on 4 parcels totaling 673 acres located on the west side of Chiles Pope Valley Road approximately 1.5 miles north of its intersection with Sage Canyon Road (State Highway 128) and within the AW (Agricultural Watershed) zoning district. Assessor's Parcel Nos. 025-440-010, 025-200-034, 025-060-025, and 025-060-023. 2607 and 2613 Chiles Pope Valley Road, St. Helena, Calif. 94574

Staff Recommendation: Certify that the Planning Commission has reviewed and considered the project Mitigated Negative Declaration and approve the requested use permit as conditioned.

Commission voted that the Mitigated Negative Declaration adequately addresses those effects that are within the scope of the County's jurisdiction as a responsible agency; and approve Use Permit No. P10-00155 based on findings 1-21 of Exhibit A and subject to the recommended conditions of approval (Exhibit B).

HP-BF-MB-MP-TS

X

10. ADMINISTRATIVE ITEMS

A. INTRO TO THE SUSTAINABLE COMMUNITIES STRATEGY & NCTPA

Staff presentation regarding the regional planning process underway to develop a Sustainable Communities Strategy (SCS) as part of the Regional Transportation Plan (RTP) and presentation by Paul Price, executive director of the Napa County Transportation & Planning Agency (NCTPA) on the mission and activities of that agency.

Staff Recommendation: This is an informational presentation and discussion item; no action is requested at this time.

Paul Price of NCTPA gave the report.

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **MARCH 16, 2011 PC MEETING**

- DISCUSSION OF ITEMS FOR THE **MARCH 16, 2011** SPECIAL MEETING
 - ▶ Napa Pipe
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

13. FUTURE AGENDA ITEMS

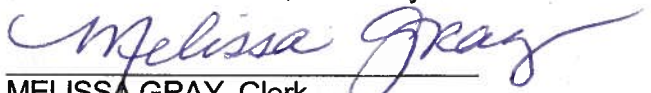
- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P09-00185-UP, 1 year after opening - Ca'Nani Winery
- #P06-01426-UP, 1 year after opening - Pavitt Winery
- # P10-00123-MOD, August 2011 - MJA Vineyards
- # P10-00177-MOD, December 2011 - Kelham Vineyards
- #P06-0102-MOD,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

14. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning meeting of March 16, 2011.


 MATT POPE, 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