

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES

JUNE 1, 2011

1. CALL TO ORDER/ROLL CALL

Meeting was called to order by Chair Matt Pope.
All Commissioners present.

2. PLEDGE OF ALLEGIANCE

Chuck Meibeyer 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**

- ▶ **Joint meeting of the Board of Supervisors and the Planning Commission on May 17, 2011**

- **OTHER DEPARTMENT ACTIVITIES**

- ▶ **Historic Preservation**
 - ▶ **Climate Action Plan**
 - ▶ **Standard Use Permit Conditions**

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. GATEWAY WINERY LLC - TENTATIVE PARCEL MAP # P10-00363-PM & USE PERMIT MINOR MODIFICATION # P11-00146-MOD

CEQA Status: On March 5, 2008, a Mitigated Negative Declaration (MND) was adopted for development of the site as part of Use Permit # P06-01532-UP. The proposed tentative parcel map and use permit time extension request are within the scope of the adopted

MND; no further environmental review or amendment to this document is required. 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 Tentative Parcel Map to create three commercial condominium units 49,000 square feet, 73,261 square feet and 138,379 square feet in size with a Common Area parcel, Parcel A, on a site that is currently vacant but has been approved for a 261,000 square foot winery, warehouse and office development consisting of three buildings and supporting site improvements; and, approval of Use Permit Minor Modification # P11-00146-MOD to allow time extension of Use Permit # P06- 01352-UP to match the concurrent tentative parcel map. The project is located on an approximately 11.06 acre parcel on the northwest corner of Technology Way and Morris Court in the I:AC and IP:AC (Industrial and Industrial Park:Airport Compatibility Combination) Zoning Districts. (Assessor's Parcel Number: 057-250-029) Napa.

Staff Recommendation: Find the project within the scope of the adopted Mitigated Negative Declaration for the development, approve the Tentative Parcel Map and approve time extension of Use Permit #P06-01532-UP to coincide with Map with the recommended conditions of approval.

THIS APPLICATION WAS AUTOMATICALLY CONTINUED FROM THE COMMISSION'S MAY 18, 2011 REGULAR MEETING AS A RESULT OF THAT MEETING'S CANCELLATION.

Commission voted the project to be within the scope of the Mitigated Negative Declaration adopted for Use Permit # P06-01532-UP on March 5, 2008 and no further environmental review or amendment to this document is required; and approved Tentative Parcel Map # P10-00363-PM based on Findings 2-8 of Exhibit A subject to the recommended Conditions of Approval in Exhibit B; and approve Use Permit Minor Modification # P11-00146-MOD to allow time extension of Use Permit # P06-01532-UP to coincide with expiration of the above Tentative Parcel Map based on Findings 9-13 of Exhibit A subject to the recommended Conditions of Approval in Exhibit B.

HP-BF-TS-MB-MP

B. DARIOUSH KHALEDI / DARIOUSH KHALEDI WINERY LLC / CAREVAN SERAI WINERY – USE PERMIT MAJOR MODIFICATION No. P10-00206-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 area: 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 Major Modification to modify a 1988 Small Winery Exemption Certificate (SW-38889) and 2000 Use Permit 98425-UP to allow the following: 1.) no change in the approved 100,000 gallon per year production; 2.) deletion of approved, but unbuilt, improvements including a 2,400 sq. ft. production building and approximately 5,000 sq. ft. of outdoor work area; 3.) demolition of an existing approximately 4,500 sq. ft. barn; 4.) construction of a new approximately 7,500 sq. ft. single-story winery hospitality building including a commercial kitchen; 5.) construction of a new approximately 16,500 sq. ft. single-story winery production building with a storage loft; 6.) construction of approximately 5,600 sq. ft. of covered outdoor work areas; 7.) construction of three 17 ½ ft. tall stone-clad wall structures along the proposed entry drive; 8.) an increase in winery employment from 5 full-time and 2 part-time employees to 15 full-time and 15 part-time employees; 9.) an increase in approved, but presently unbuilt, winery parking from 7 employee spaces and 9 visitor spaces (16 total) to 22 employee spaces and 28 visitor spaces (50 total), including 2 ADA-accessible spaces; 10.) an increase in by appointment tours and tastings visitation from a maximum of 25 per day to a maximum of 400 per day and the addition thereto of

food/wine pairings; 11.) sale of wine by the glass or bottle for on-site consumption in the winery courtyard and outdoor seating areas; 12.) deletion of the approved marketing program and its replacement with a new marketing plan including: 15 12-person dinner events monthly with food prepared on-site, 20 8-person lunch events monthly with food prepared onsite; and 8 150-person larger events annually with catered food; 13.) in no case shall the daily combined tours and tastings and marketing visitation exceed 400 persons; 14.) a change in the approved hours of operation from 8am – 6pm to 8am – 10pm with marketing event cleanup not to extend past 11pm; 15.) deletion of the custom crush restrictions adopted with Use Permit 98425-UP; 16.) new winery domestic and process wastewater treatment systems including a 2,210 linear foot pressure distribution leach field; 17.) installation of two 15,000 gallon above-ground water storage tanks and a 300 sq. ft. pump house; 18.) grading including 1,000 cu. yds. of cut and 1,110 cu. yds. Of fill, resulting in a hospitality building finished floor level approximately 3 ½ ft. above existing grade; and 19.) improvements at the S.R. 29 /Howard Lane intersection including a new left-hand turn lane (southbound), a new refuge lane (southbound), and an expanded right-hand turn deceleration lane (northbound) at S.R. 29 and new stop signs and intersection improvements at Howard Lane. The 30 acre project parcel is located on the east side of State Route 29 (the St. Helena Highway), adjacent to and directly east of its intersection with Howard Lane, within the AP (Agricultural Preserve) zoning district. APN: 036-180-041. 4106 & 4120 Howard Lane, Napa, Calif., 94558.

Staff Recommendation: Adopt the subsequent mitigated negative declaration and approve the requested use permit modification as conditioned.

THIS APPLICATION WAS AUTOMATICALLY CONTINUED FROM THE COMMISSION'S MAY 18, 2011 REGULAR MEETING AS A RESULT OF THAT MEETING'S CANCELLATION.

Commission voted to adopt the project subsequent mitigated negative declaration, based on findings 1-5 of Exhibit B and approve use permit modification No. P10-00206 based on findings 6-10 of Exhibit B and subject to the recommended conditions of approval (Exhibit C).

TS-MB-HP-BF-MP

10. ADMINISTRATIVE ITEMS

A. PUBLIC WORKS ROAD AND STREET STANDARDS UPDATE

CEQA Status: General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

Request: Presentation and discussion on a draft update to the Napa County Road & Street Standards. These standards address design criteria for roads, streets, driveways, parking lots, traffic control, storm drainage, and entry gates. The proposed revisions consist mainly of clarification to existing standards, but include providing additional flexibility for improvements to existing residential driveways, updating references to Caltrans requirements, and updating hydrology information.

Staff Recommendation: Information item. Any Commission and public comments will be forwarded to the Board of Supervisors.

John McDowell and Nate Galambos gave the report. No action taken.

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **June 15, 2011 PC MEETING**
 - ▶ **Seven Stones Winery**
 - ▶ **Historic Preservation Draft Ordinance**
 - ▶ **Design Review Guidelines**
 - ▶ **Possible Special ALUC meeting**
- CODE COMPLIANCE REPORT
 - ▶ **Successful meeting with the Horseman's Association**
- ZONING ADMINISTRATOR ACTIONS

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

- ▶ **Commissioner Matt Pope announced a ground breaking ceremony for the Airport Industrial Area**

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
- #P06-1426-UP, 1 year after opening - Pavitt Winery
- #P10-00123-MOD, August 2011 - MJA Vineyards
- #P10-00177-MOD, December 2011 - Kelham Winery

13. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning meeting of June 15, 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