

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES
JUNE 15, 2011

1. CALL TO ORDER/ROLL CALL

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

2. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

3. APPROVAL OF MINUTES

None.

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS
 - ▶ **Density Bonus Ordinance**
- 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. RONALD and ANITA WORNICK/SEVEN STONES WINERY- USE PERMIT MAJOR MODIFICATION P10-00372 WITH ROAD AND STREET STANDARDS EXCEPTION
CEQA status: Categorically Exempt pursuant Section 15303 of the California Environmental Quality Act (Class 3-new construction or conversion of small structures) and appendix B, Class 3 of the Napa County Local Procedures for Implementing the California Environmental Quality Act. Class 3 allows for construction and operation of small wineries that are less than 5,000sf, exclusive of caves, produce less than 30,000 gallons per year, generate less than 40 vehicles trips per day and 5 peak hour trips, hold no more than 10 marketing events per year with less than 30 attendees, and hold no temporary events. This project is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Approval of a Major Modification to Use Permit #04015-UP to allow the following: 1) construct a two story, 904 square foot addition to the existing 1,158 square foot

single story winery structure to include storage, a restroom, tasting room, office, and wine laboratory; 2) increase wine production from 1,000 gallons per year to 4,500 gallons per year; 3) increase appointment only tours & tastings from 4 visitors per month to 4 visitors per day with a maximum of 60 visitors per month; 4) increase parking from 2 to 5 spaces; and 5) improvement of the existing private access road to County standards including a request for a Road and Street Standards Exception to allow reductions in pavement width and an alternate location for fire truck turn around access. The winery site is located on the east side of Meadowood Lane approximately 1.5 miles from its intersection with Howell Mountain Road within an Agricultural Watershed (AW) zoning district. (APN: 025-080-031) 840 Meadowood Lane. St Helena.

Staff Recommendation: Find the project categorically exempt and approve the requested use permit with Road and Street Standards exception as conditioned.

Commissioners voted to continue the item at the applicants request to the July 6, 2011 meeting.
BF-MB-TS-MP-HP

X

10. ADMINISTRATIVE ITEMS

A. HISTORIC PRESERVATION ORDINANCE UPDATE

CEQA Status: No action is proposed at this time, so this agenda item is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable. CEQA review will be completed before the proposal is brought to the Commission for action.

Request: Presentation and discussion regarding the proposed update to the County's historic preservation ordinance. This is a status report only, and no action is requested.

Staff Recommendation: Receive the staff presentation and public input; provide direction to staff. No formal action is requested at this time.

Hillary Gitelman and Linda St. Claire gave the report. No action taken.

B. DESIGN REVIEW GUIDELINES

Request: Presentation of a draft informational handout containing a compilation of all existing County policies and requirements related to project design. Commission and public comments are requested.

Staff Recommendation: Information item. Commission may provide direction.

Linda St. Claire gave the report. No action taken.

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **July 6, 2011 PC MEETING**
 - ▶ **Seven Stones Winery**
 - ▶ **Diamond Heights Winery**
 - ▶ **Rasmussen Winery**
 - ▶ **Verizon Wireless site**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

- ▶ **Commissioner Matt Pope reported that he observed department staff at the front counters interacting with customers and was impressed.**

- Commissioner Mike Basayne thanked Commissioner Matt Pope for the Planning Commission status report he gave at the joint meeting with the Board of Supervisors.

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
- #P10-000206-UP, 1 year after opening for visitation – Caravan Serai 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 July 6, 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

