

**NAPA COUNTY**  
**CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION**

**MINUTES**  
**JULY 6, 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. PLEDGE OF ALLEGIANCE**

Ron Gee led the salute to the flag.

**3. CITIZEN COMMENTS AND RECOMMENDATIONS**

None.

**4. APPROVAL OF MINUTES**

April 6, 2011 Minutes were approved as presented  
MB-BF-MP-TS-HP

A X

April 20, 2011 Minutes were approved as presented  
MB-TS-BF-MP-HP

X

May 4, 2011 Minutes were approved as presented  
TS-MB-MP-BF-HP

A X

May 17, 2011 Minutes were approved as presented  
TS-BF-MB-MP-HP

X

June 1, 2011 Minutes were approved as presented  
MB-TS-BF-MP-HP

X

June 15, 2011 Minutes were approved as presented  
TS-BF-MB-MP-HP

X

**5. DIRECTOR'S REPORT**

Hillary Gitelman gave the report

- BOARD OF SUPERVISORS ACTIONS

- ▶ Williamson Act Contract adopted
- ▶ St. Helena Hospital Sign Ordinance approved
- ▶ Voted to establish a Groundwater Advisory Commission

- OTHER DEPARTMENT ACTIVITIES

- ▶ NCTPA Sub RHNA scheduled meetings for July 12 & 14, 2011

6. AGENDA REVIEW

Hillary Gitelman gave the review.

7. DISCLOSURES

Commissioners reported.

8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

A. VERIZON WIRELESS/SILVERADO SOSCOL SITE—USE PERMIT #P11-00125-UP

**CEQA Status:** Categorically Exempt pursuant to Section 15303 (d) of the CEQA Guidelines as a Class 3 Exemption, construction of new small structures or conversion of small structures.

**REQUEST:** Approval to: (1) Install six panel antennas on top of an existing 136.8' PG&E power line transmission tower, which would increase the tower height to 142.8' above MSL; and (2) place groundmounted equipment on a 16' by 30' lease area north of the PG&E tower; and (3) construct a 6' tall wooden fence to screen the ground-mounted equipment area; and (4) install both a battery back-up array and a 30KW emergency generator within the fenced lease area; and (5) trenching for installation of underground power and telecommunication lines; and (6) install an unpaved access drive from Anderson Road to the ground-mounted equipment area; and (7) install emergency notification signs on the site. The facility will be located on a portion of a 143.26 acre site east of Anderson Drive, approximately 700 feet south of the intersection of Napa-Vallejo Highway (State Route 221) and Anderson Road, within an Agricultural Watershed: Airport Compatibility (AW:AC) zoning district, Assessor's Parcel 046-400-047 at 400 Anderson Road, Napa CA, 94558

**Staff Recommendation:** Find the project Categorically Exempt and approve the Use Permit subject to recommended conditions.

**Commission voted to find the project Categorically Exempt based on Finding 1 of Exhibit A; and approve Use Permit #P11-00125 based on Findings 2-5 of Exhibit A.**

BF-MB-TS-MP-HP

X

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 1,900 gallons per year; 3) increase appointment only tours & tastings from 4 visitors per month to 4 visitors per day with a maximum of 30 visitors per month; 4) marketing plan of one Wine Auction event per year with a maximum 80 guests, 3 events per year with catered food and valet parking for 30 guests per event, and 6 events per year with a maximum 8 guests per event;

(5) increase parking from 2 to 5 spaces; and 6) 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.

**CONTINUED FROM THE JUNE 1, 2011 REGULAR MEETING**

**Commission voted to find the project categorically exempt, as set forth in Finding 1 of Exhibit A; approve the requested Road and Street Standards exception based on findings 7-8 of Exhibit A; approve Use Permit Major Modification No. P10-00372 based on findings 2-6 of Exhibit A and subject to the recommended conditions of approval (Exhibit B).**

**MB-TS-BF-MP-HP**

**X**

**B. DIAMOND HEIGHTS WINERY LLC - USE PERMIT No. P10-00400-UP**

**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 areas: Biological Resources & Cultural Resources. 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: 1) convert an existing 20,000 gallon per year Small Winery Exemption with no visitation or marketing events to a 20,000 gallon per year winery with visitation and marketing; 2) recognize and upgrade existing improvements including: an outdoor covered crushpad (1,692 sq. ft.), tank pad (735 sq. ft.), winery production areas (6,719 sq. ft.) and indoor accessory areas (2,709 sq. ft.) totaling approximately 11,855 square feet of area; 3) increase employees from 1 full-time and 1 part-time to 4 full-time and 2 part-time; 4) increase parking from 8 spaces to 15 spaces; 5) establish by-appointment tours and tastings to a maximum of 15 per day; 6) establish a marketing plan with three events per year for a maximum of 40 guests at each event and one event per year for a maximum of 100 guests; 7) expand the existing subsurface drip winery wastewater system; and, 8) widen the existing access drive to 20 feet. The 41.45 acre project site is located on the south side of Petrified Forest Road, approximately 1.6 miles west of Franz Valley Rd and the City of Calistoga within the AW (Agricultural Watershed) Zoning District, Assessor Parcel Number: 020-430-007, 255 Petrified Forest Rd, Calistoga.

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

**Commission voted to adopt the Subsequent Mitigated Negative Declaration for the Diamond Heights Winery Use Permit, based on Findings 1-5 of Exhibit A; approve Use Permit (P10-00400-UP) based on Findings 6-11 of Exhibit A and subject to the recommended Conditions of Approval (Exhibit B).**

**TS-MB-BF-MP-HP**

**X**

**C. KENT A. RASMUSSEN / KENT RASMUSSEN CARNEROS WINERY, USE PERMIT # P11-00043-UP**

**CEQA Status:** Negative Declaration prepared. According to the Negative Declaration, the proposed project will not have a significant environmental impact. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**REQUEST:** Approval to allow conversion of a 1986 Small Winery Certificate in two phases to 1) increase production from 20,000 gallons/year to 100,000 gallons/year; 2) convert the

existing residence to a 2,471 square foot administrative office/tasting room space with exterior 1,386 and 493 square feet deck additions; 3) replace an existing barn and carport with a new 14,691 square foot winery production facility including a 2,350 square foot covered crush pad, laboratory and employee break kitchen (no commercial kitchen); 4) upgrade the existing sanitary and wastewater treatment system; 5) add mechanical equipment, water pump and water storage tank pads and an enclosed disposal receptacle; 6) install a new 12-space parking lot and improved access/circulation area; 7) allow 8 full-time and 4 part-time employees; 8) allow catered food with wine tastings and outdoor picnicking; 9) expand hours of operation from 5 days/week, 9:00 AM-5:00 PM to 7 days/week, 6:00 AM-6:00 PM; and 10) expand the winery marketing plan from 5 visitors per week to allow 4 daily private tours and tastings with 6 people, 4 monthly food and wine pairings with 24 people, 4 annual wine club/wine release events with 50 people, one annual winery auction-related event with 125 people and one annual Napa Valley Wine Auction event with 125 people with all evening events concluding by 10:00 PM. The winery project is located on an 11.55 acre parcel on the southwest side of Cuttings Wharf Road, approximately 0.5 mile (2,747 feet) north of the intersection with Las Amigas Road, within the AW:AC (Agricultural Watershed : Airport Compatibility Combination) Zoning District. (Assessor's Parcel Number: 047-240-006) 2125 Cuttings Wharf Road, Napa

**Staff Recommendation:** Adopt the Negative Declaration and approve the Use Permit Major Modification as proposed with conditions of approval.

**Commission voted to adopt the project Negative Declaration, based on findings 1-5 of Exhibit A; and approve Use Permit # P11-00043-UP based on findings 6-10 of Exhibit A and subject to the recommended Conditions of Approval, Exhibit B as corrected.**

**TS-MB- BF-MP-HP**

**X**

#### **10. DEPUTY DIRECTOR'S REPORT**

**Hillary Gitelman gave the report.**

- DISCUSSION OF ITEMS FOR THE **July 20, 2011 PC MEETING**
  - ▶ **Annual Winery Audit**
  - ▶ **Study Session of the Airport Industrial Area Specific Plan**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

#### **11. COMMISSIONER COMMENTS / COMMITTEE REPORT**

**None.**

#### **12. 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

14. **ADJOURNMENT**

Adjourned to the regular meeting of the Conservation Development and Planning meeting of July 20, 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

