

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES JULY 7, 2010

1. CALL TO ORDER/ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

Donna Oldford led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Minutes for the meeting held on June 2, 2010 were approved as presented.
BF-MB-TS-MP-HP
X

5. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- BOARD OF SUPERVISORS ACTIONS

- ▶ BOS approved the County Budget
- ▶ Prohibition on short term vacation rentals in the unincorporated county will remain in place.

- 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

A. NAPA SOLAR FARM/GREENTECH POWER GROUP, LLC - USE PERMIT (P10-00139-UP)

CEQA Status: Negative Declaration prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a use permit to construct a 6.7 Mega-Watt solar electric power generation facility.

The proposed facility will consist of approximately 50,000 photovoltaic modules assembled into large scale solar arrays mounted on pre-cast concrete pads. The facility will be constructed on about 50 acres of the 80-acre site. The overall height of the arrays will be approximately 5 to 6 feet above existing grade. There will generally be no employees on-site except for maintenance as needed. There is no expected water use or sewage disposal. Access would be provided from an existing gated access point at the west end of Eucalyptus Drive. The facility would be fenced. The 80 acre project site is located on the west end of Eucalyptus Drive within an Agricultural Watershed: Airport Compatibility (AW:AC) zoning district. APN's: 058-020-012 (S.F.A.P.) and 058-050-042 (S.F.A.P.). American Canyon.

Staff Recommendation: To continue the item to July 21, 2010.

TS-BF-MB-MP-HP

X

B. ROBERT SINSKEY WINERY / SINSKEY VINEYARDS, INC. - ROBERT SINSKEY WINERY USE PERMIT # P09-00480-MOD

Commission voted to move Item 9A to the consent calendar and drop the item for re noticing.

TS-BF-MB-MP-HP

X

9. PUBLIC HEARING ITEMS

A. ROBERT SINSKEY WINERY / SINSKEY VINEYARDS, INC. - ROBERT SINSKEY WINERY USE PERMIT # P09-00480-MOD

CEQA Status: Negative Declaration has been prepared. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not on any of the the lists of hazardous waste sites enumerated under Government Code Section 65962.5

Request: Approval to allow major modification to Use Permit # 94099-MOD to: 1) expand winery production capacity from 65,000 gallons/year to 143,000 gallons/year; 2) expand and relocate the demonstration kitchen with 662 square feet of additional kitchen area and 1,261 square feet of new seating area; 3) expand the existing winery facility with a 2,937 square foot second-floor winery office wing and first-floor 801 square foot office addition; 4) expand the existing west-side, outdoor terrace by 1,500 square feet; 5) increase parking from 30 to 62 spaces with a new parking lot; 6) increase the number of full-time employees from six to ten and part-time employees from three to five; 7) construct a new wastewater disposal system; 8) modify the existing marketing plan to increase the average number of food and wine seminar attendees from 30 to 36, allow up to 75 visitors/day (55 average) for private tours and tastings and modest food service, add a new once-monthly evening marketing event for up to 80 people and new twice-yearly marketing events with food service for up to 150 visitors, all evening events would be held between the hours of 6:00 pm and 11:30 pm with clean-up permitted until 12:00 am; 9) modify four 1994 Use Permit conditions of approval and four mitigation measures which restricted winery operations to accommodate a former neighbor; and 10) allow retail sales of produce and animal products grown, raised or produced on the winery property and adjacent parcel, also owned by the applicant's family.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit with the recommended conditions of approval.

See Item 8

B. SCOTT YOUNG / SANDPOINT WINES LLC / SANDPOINT WINERY - USE PERMIT P09-00516-UP and VARIANCE P09-00535-VAR

CEQA Status: Negative Declaration Prepared. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Variance to allow construction of a new winery within required road setbacks (300 feet required, 82 feet proposed). Use Permit to establish a new 30,000 gallon per year winery with: 1.) +/-10,700 sq. ft. two story winery building with cellar and second-story deck; 2.) winery storage shed and at-grade courtyard improvements; 3.) three full-time and three part-time employees; 4.) by-appointment tours and tastings with a maximum of 16 visitors per day and 42 per week; 5.) annual marketing plan with 24 20-person events, three 60-person events, a 125-person (non-Auction Napa Valley) auction event, and participation in Auction Napa Valley; and 6.) four new 15 foot tall water tanks totaling +/- 80,000 gallons. The project is located on a 16 acre parcel located on the south side of Inglewood Avenue, approximately ½ mile west of its intersection with CA-29 (the St. Helena Highway) and within the AP (Agricultural Preserve) zoning district. APN: 027-120-056. 1919 Inglewood Avenue, St. Helena, Calif., 94574

Staff Recommendation: Adopt the negative declaration and approve the requested variance and use permit as conditioned.

Commission voted to:

1. Adopt the Negative Declaration for Sandpoint Winery, based on findings 1-5 of Exhibit A;
2. Approve Variance No. P09-00535 based on findings 6-11 of Exhibit A; and
3. Approve Use Permit No. P09-00516 based on findings 12-16 of Exhibit A and subject to the recommended conditions of approval (Exhibit B) as amended.

MB-TS-BF-MP-HP

X

10. ADMINISTRATIVE ITEMS

A. 2009 WINERY PRODUCTION AUDIT

Presentation, discussion and possible action regarding the outcome of a confidential review of wine production capacity at wineries selected anonymously by the Planning Commission in 2009, followed by selection of 2010 audit participants. Direct staff to review the selected 2010 wineries for compliance with their approved allowances for visitation and marketing as well as production.

Staff Recommendation: Review and comment on the results of the 2009 winery production monitoring program and select 2010 participants. Direct staff to formulate a program to monitor approved visitation for Tours & Tasting and Marketing Events. Commission Selected new wineries for the 2010 review which will consider visitation and marketing as well as production.

B. DESIGN REVIEW STUDY SESSION

Request: Information item and possible action concerning Commission's request that Staff present options for establishing a limited design review evaluation process to apply to projects requiring Commission review.

Staff Recommendation: Information item. Commission may provide direction.
Commission provided comments. No formal action taken.

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **July 21, 2010 PC MEETING**
 - ▶ Caldwell Winery
 - ▶ Napa Solar Farm
 - ▶ Continued Napa Holdings 34 Commerce Center
 - ▶ Rooster Ordinance
 - ▶ CEQA guidelines
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

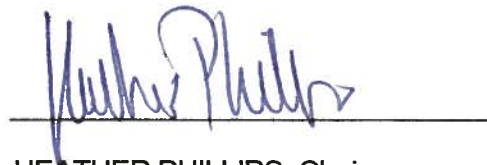
12. COMMISSIONER COMMENTS / COMMITTEE REPORT

13. FUTURE AGENDA ITEMS

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

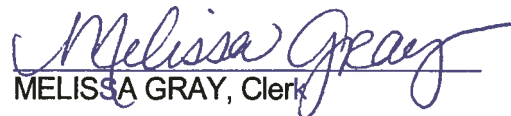
13. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning meeting of July 21, 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