

# **NAPA COUNTY**

## **CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION**

### **MINUTES**

**AUGUST 18, 2010**

**1. CALL TO ORDER/ROLL CALL**

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

**2. PLEDGE OF ALLEGIANCE**

Dave Whitmer led the salute to the flag.

**3. CITIZEN COMMENTS AND RECOMMENDATIONS**

None.

**4. APPROVAL OF MINUTES**

Minutes for the meeting held on July 21, 2010 were approved as corrected.  
TS-MB-MP-BF-HP

**5. DIRECTOR'S REPORT**

No Report given.

- BOARD OF SUPERVISORS ACTIONS
- 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. ROOSTER ORDINANCE - ZONING ORDINANCE TEXT AMENDMENT P10-00237-ORD**

**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:** County-sponsored ordinance to limit the number of roosters permitted per parcel in agricultural areas.

**Ordinance Title:** AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE

COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING CERTAIN SECTIONS OF  
TITLE 18 OF THE NAPA COUNTY CODE REGULATING THE KEEPING OF  
ROOSTERS

**Staff Recommendation:** That the Planning Commission conduct a public hearing and forward a recommendation of approval to the Board of Supervisors.

**(CONTINUED FROM JULY 21, 2010)**

Commission voted to:

1. Recommend to the Board of Supervisors that they find the proposed ordinance exempt from review under the California Environmental Quality Act (CEQA) pursuant to the General Rule (CEQA Guidelines Section 15061(b)(3)) that CEQA does not apply where it can be seen with certainty that there is no possibility of a significant environmental impact.
2. Recommend to the Board of Supervisors that they find the proposed ordinance consistent with the Napa County General Plan for the reasons articulated in this staff report and adopt the proposed ordinance.

MP-MB-TS-MP-HP

**B RELIC WINE CELLARS / COURTENAY THROCKMORTON & MICHAEL HIRBY-  
USE PERMIT REQUEST - #P10-00162-UP**

**CEQA STATUS:** Negative Declaration Prepared. According to the Negative Declaration, the proposed project would have no potentially significant environmental impacts. This 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 establish a 20,000 gallon per year winery in two phases for a winery totaling 11,099 square feet at build-out to include: Phase I: (1) construction of an 8,641 square foot, two-story production/hospitality building; (2) four full-time employees; (3) six parking spaces; (4) tours and tasting by prior appointment only with 20 visitors maximum per day (120 maximum per week); (5) a marketing plan with: 12 - 25 person private food and wine tastings per year; one - 50 person private wine release event per year; and, participation in the Napa Valley Wine Auction Event (any tours & tasting or marketing event serving food will be catered); (6) installation of five, 10,000 gallon water tanks for fire suppression; (7) installation of a winery wastewater system comprised of: either a combined sanitary and process wastewater subsurface drip disposal system, or a sanitary wastewater disposal system with process wastewater hold and haul; and, (8) approval of an Exception to the Napa County Road and Street Standards to allow a reduction in the required road width to portions of the winery access road (20 ft. minimum overall road width required per Standards). Phase II: construction of a 2,458 square foot cave system for barrel storage. The winery project is located on a 10.30 acre parcel off a private access driveway on the east side of Soda Canyon Road approximately four miles north of its intersection with Silverado Trail within the Agricultural Watershed (AW) zoning district. (Assessor Parcel #: 032-090-024) 2400 Soda Canyon Road, Napa.

**Staff Recommendation:** Adopt the Negative Declaration and approve the Exception to Napa County Road and Street Standards and Use Permit as proposed with conditions of approval.

That the Planning Commission:

1. Adopt the Negative Declaration for Relic Wine Cellars, based on findings 1-6 of Exhibit A;
2. Approve the requested Exception to the Napa County Road and Street Standards based on findings 7-9 of Exhibit A; and,
3. Approve Use Permit #P10-00162-UP based on findings 10-14 of Exhibit A and subject to the recommended Conditions of Approval (Exhibit B) as amended.

BF-MB-TS-MP-HP

## 10. ADMINISTRATIVE ITEMS

### A. WINERY STUDY SESSION

**Request:** Discussion and possible action concerning the Commission's request that Staff schedule a study session(s) regarding winery impacts and winery development standards.

**Staff Recommendation:** Review proposed work plan and schedule of meetings/topics; provide direction or make adjustments as desired.

Commission discussed possible agenda study session items to be considered before the end of the year.

## 11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- CANCELLATION OF THE **September 1, 2010 PC** MEETING.
- DISCUSSION OF ITEMS FOR THE **September 15, 2010 PC** MEETING
  - ▶ Ca'Nani Winery
  - ▶ Oak Woodland Management Plan
- CODE COMPLIANCE REPORT
  - ▶ Kelham Winery
- 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
- # P10-00123-MOD, August 2011 - MJA Vineyards

## 14. ADJOURNMENT

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