

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES
OCTOBER 20, 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

Drew Landers 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**

- ▶ BOS to hear Rooster Ordinance on October 26, 2010
- ▶ State Building and Fire Code for adoption in November
- ▶ Small Wind Ordinance for adoption in November
- ▶ Napa County Voluntary Oak Woodland Management Plan to be presented to the Board for adoption within the coming month
- ▶ BOS will hear two appeals in November;
 - 1. Relic Winery
 - 2 Dunphy Vineyard Plant

• **OTHER DEPARTMENT ACTIVITIES**

- ▶ Staff outreach on Greenhouse Gas Emissions will be presented to the Planning Commission at the 11-3-10 meeting.
- ▶ Introduction of Jessica Jordan, new Supervising Planner

6. AGENDA REVIEW

John McDowell gave the review.

7. DISCLOSURES

Commissioners reported.

8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

9. PUBLIC HEARING ITEMS

- A. SUSANNA ROGERS KELHAM TR/ KELHAM VINEYARDS - KELHAM VINEYARDS WINERY USE PERMIT MODIFICATION #P010-00177-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 of a major modification to Use Permit # 98372-UP to 1) convert an existing 1,576 sq. ft. residence to be used for wine tasting, sales, and marketing; 2) convert 1,641 sq. ft. of second floor area of the existing winery to be used as a residence; 3) include a 1,254 sq. ft. outdoor trellised area for wine tasting and marketing; and 4) adoption of a marketing plan that proposes ten additional visitors per day, for a maximum of 20 per day/140 per week for food and wine pairing, and six events per year for up to 80 people. The project site is located on a 10.9 acre parcel on the north side of Zinfandel Lane, approximately 0.75 of a mile east of its intersection with State Route 29 within an Agricultural Preserve (AP) Zoning District (Assessor's Parcel Number 030-260-029) 360 Zinfandel Lane, St. Helena.

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

(Commissioner Heather Phillips recused herself from participating in this item.)

Commission voted to leave the public hearing open and continue the item to the November 3, 2010 meeting.

TS-MB-BF-MP-HP

X

**B. SMALL WIND ENERGY SYSTEM ZONING ORDINANCE, COUNTY-INITIATED
ZONING CODE TEXT AMANDMENT P10-00243-ORD**

CEQA Status: Negative Declaration Prepared. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. This project is applicable to parcels greater than 2 acres in size zoned Agricultural Preserve (AP), Agricultural Watershed (AW) and Industrial District (I), a number of which are included on the lists of hazardous waste sites enumerated under Government Code §65962.5.

Request: First reading and recommendation of adoption of an ordinance, as provided for under California Assembly Bill 45 (Blakeslee. Distributed generation: Small Wind Energy Systems (2009)), permitting the installation of small wind energy systems in the unincorporated areas of Napa County that are outside urbanized areas, on parcels greater than 2 acres in size in the AP, AW, I zoning districts. The ordinance establishes a process for the issuance of administrative and conditional use permits for these systems, subject to specified conditions regarding aspects of the system's location so as to be protective of Napa County's unique and diverse environmental resources. By providing for the safe and effective use of small wind energy systems to foster the local production of renewable energy, there should be reduced local consumption of centralized utility-supplied electricity.

Ordinance Title: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, REPLACING REPEALED CHAPTER 18.117 WITH A NEW CHAPTER 18.117 TO TITLE 18 OF THE NAPA COUNTY CODE REGULATING THE INSTALLATION AND USE OF SMALL ENERGY WIND SYSTEMS OUTSIDE URBANIZED AREAS IN THE UNINCORPORATED PORTIONS OF NAPA COUNTY

Resolution Title: A RESOLUTION OF THE NAPA COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, ESTABLISHING PROCESSING FEES FOR PERMITTING SMALL WIND ENERGY SYSTEMS IN THE UNINCORPORATED PORTIONS OF NAPA COUNTY

Staff Recommendation: That the Planning Commission conduct a public hearing and recommend that the Board of Supervisors adopt the proposed negative declaration, adopt the proposed ordinance, and adopt the proposed resolution.

(John McDowell recused himself from participating on this item as staff to Airport Land Use Commission)
Commission voted to leave the public hearing open and continue this item to November 3, 2010.
BF-MB-TS-MP-HP

10. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **November 3, 2010 ALUC MEETING**
 - ▶ Small Wind Ordinance
 - ▶ Adoption of 2011 Meeting Calendar
- DISCUSSION OF ITEMS FOR THE **November 3, 2010 PC MEETING**
 - ▶ Kelham Vineyards
 - ▶ Greenhouse Gas
 - ▶ Alpha & Omega Winery Status report
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

11. COMMISSIONER COMMENTS / COMMITTEE REPORT


- ▶ Commissioner Matt Pope inquired on the status of the Solar Farm Project in American Canyon.

12. FUTURE AGENDA ITEMS


- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P06-01426-UP, 1 year after opening - Pavitt Winery
- #02080-UP, November 2010 - Alpha Omega Winery
- #P06-0102-MOD, December 2010 Frank Family Winery
- #P10-00123-MOD, August 2011 - MJA Vineyards
- #P09-00185-UP, 1 year after opening - Ca' Nani Winery

13. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning meeting of November 3, 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

