

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES
OCTOBER 6, 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

Debra Domman led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Minutes from the August 4, 2010 meeting were approved as presented.

MB-MP-TS-BF-HP

A

Minutes from the August 18, 2010 meeting were approved as presented.

MP-MB-TS-BF-HP

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS
 - ▶ BOS heard and continued the Rooster Ordinance until their 10-26-10 meeting.
- OTHER DEPARTMENT ACTIVITIES
 - ▶ Introduction of Sarah Minahen new permanent Office Assistant II

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. YOUNTVILLE VINEYARDS, LLC / CA'NANI WINERY - USE PERMIT P09-00185-UP & VARIANCE P09-00492-VAR

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: (A) Approval of a Use Permit to establish a new, 48,000 gallon per year winery with: 1) a two-story, 16,243 sq. ft. winery building with 5,800 sq. ft. of offices, 1,670 sq. ft. of tasting/sales area; 2,281 sq. ft. of barrel storage, total 2,410 sq. ft. roof deck areas and

15,970 sq. ft. of cave area with four portals for a winery totaling 56,370 sq. ft.; 2) conversion of an existing 1,460 sq. ft., detached garage to a farm equipment storage building and a new 375 sq. ft. utility building; 3) 13 fulltime and 2 part-time employees; 4) 44 on-site parking spaces; 5) new entrance monument and sign; 6) up to 75 visitors per day (Fri-Sun) and 40 visitors per day (Mon-Thurs) by appointment only; 7) a marketing plan with 27 events per year with a maximum of 24 people (10 as evening events ending at 10:00 PM), two events per year with a maximum 49 people, one event per year with 100 people, and one event per year with 300 people; and 8) a new process wastewater septic system. (B) Approval of a Variance to reduce the minimum 600 foot winery setback from SR 29/St. Helena Highway to 235 feet. The project site is located on two parcels, approximately 14.11 acres total size (12.52 and 1.59 acres), on the southeast corner of the intersection at Yount Mill Road and SR-29/St. Helena Highway, within the AP (Agricultural Preserve) zoning district. (Assessor's Parcel Numbers: 031-120-026 and 031-130-026) 7466 St. Helena Highway, Napa.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit and Variance with the recommended Conditions of Approval.

(CONTINUED FROM SEPTEMBER 15, 2010 REGULAR MEETING)

Commission voted to:

1. Adopt the Negative Declaration for Variance # P09-00492-VAR and Use Permit # P09-00185-UP, based on Findings 1-6 of attached Exhibit A - Findings; and
2. Approve Variance # P09-00492-VAR, based on Variance Findings 7-11, and Use Permit # P09-00185-UP, based on Use Permit Findings 12-16, of attached Exhibit A - Findings, both subject to attached Exhibit B - Conditions of Approval as amended.

MB-TS-MP-BF-HP

B. NAPA COUNTY VOLUNTARY OAK WOODLAND MANAGEMENT PLAN

CEQA Status: Categorical Exemption Class 7: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 7 ("Actions by Regulatory Agencies for Protection of Natural Resources") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15307.]

Request: County sponsored resolution adopting the Napa County Voluntary Oak Woodland Management Plan (the Plan) for purposes of achieving oak woodlands conservation through voluntary collaborative action by private and public landowners, public agencies, non-profit and other community organizations, and community volunteers. The proposed Plan provides a summary of the location, condition and value of Napa County's oak woodlands; identifies potential threats; outlines conservation strategies and best management practices, and mitigations for CEQA compliance. Upon adoption of the Plan by Board of Supervisors' resolution, county landowners, agencies, and non-profits will be eligible for grants under the California Oak Woodlands Conservation Act (2001).

Staff Recommendation: That the Planning Commission conduct a public hearing on the Napa County Voluntary Oak Woodland Management Plan and forward a Recommendation of Approval to the Board of Supervisors.

Commission voted to:

1. Recommend that the Board of Supervisors find the proposed action Categorically Exempt from the provisions of CEQA pursuant to Section 15307; Class 7: Actions by Regulatory Agencies for Protection of Natural Resources.
2. Recommend that the Board of Supervisors adopt a resolution adopting the Napa County Voluntary Oak Woodlands Management Plan.

TS-MB-MP-BF-HP

10. ADMINISTRATIVE ITEMS

A. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **October 20, 2010 PC MEETING**
 - ▶ Kelham Winery
 - ▶ Small Wind Energy Ordinance
 - ▶ Krupp Family Cemetery
 - ▶ Use Permit Process Memo
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
 - ▶ Ohia - Viewshed
 - ▶ St. Helena Telecom
 - ▶ Clover Flat Telecom
 - ▶ Auberge du Soleil
 - ▶ Variance and Conservation setback
 - ▶ Freemark Abbey
 - ▶ Berry Residence
 - ▶ Nasher Residence
 - ▶ Renteria Winery

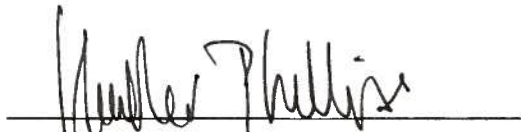
11. COMMISSIONER COMMENTS / COMMITTEE REPORT

12. 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

13. ADJOURNMENT

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

