

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES

APRIL 7, 2010

1. CALL TO ORDER

Meeting was called to order by Chair Heather Phillips.

2. ROLL CALL

Commissioners Basayne, Pope, Fiddaman, Scott and Phillips present.

3. CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)

None.

4. APPROVAL OF MINUTES

Minutes for the meeting held on March 17, 2010 were approved as presented.

BF-MB--MP-HP-TS

A

5. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- **BOARD OF SUPERVISORS ACTIONS**

- ▶ May 18, 2010 – Joint meeting with the Planning Commission and annual status report on Code Enforcement.

- **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. J CELLARS WINERY / J CELLARS INVESTMENTS, LLC - USE PERMIT P09-00174-UP

CEQA Status: Mitigated Negative Declaration Prepared. According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: Biological Resources and Transportation/Traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Use Permit No. P09-00174UP to establish a new 30,000 gallon per year winery with: 1) a 4,702 sq. ft. two-story winery building with a 2,009 sq. ft. exterior deck; 2) 15,798 sq. ft. of caves ; 3) a new left turn lane on State Route 29 at the approach to Quail Mountain Lane; 4) four full-time and four part-time employees; 5) 28 parking spaces; 6) tours and tastings by prior appointment only with a maximum of 75 visitors per day and 525 per week open 10 am - 6 pm; 7) a marketing plan with 104, 40-person marketing events, one 200-person release event, and participation in Auction Napa Valley; 8) improvement of an existing access driveway to winery road standards; 9) new domestic and process wastewater treatment systems with subsurface disposal; and, 10) installation of a 40,000 gallon fire protection water tank and associated water line. The project is located on a 25.96 acre parcel located on the west side of State Route 29 at its intersection with Diamond Mountain Road, within the AW (Agricultural Watershed) zoning district. APN: 020-180-058. 4455 St. Helena Highway, Calistoga.

Staff Recommendation: Adopt the **revised** mitigated negative declaration and **revised** mitigation monitoring and reporting plan and approve the requested use permit subject to the **revised** conditions of approval.

Commission voted to adopt the revised mitigated negative declaration and revised mitigation monitoring and reporting plan and approve the requested use permit subject to the revised conditions of approval.

TS-BF-MB-MP-HP

B. MUMM NAPA VALLEY WINERY / PERNOD RICARD – USE PERMIT MAJOR MODIFICATION REQUEST #P09-00455 MOD

CEQA Status: Negative Declaration Prepared. According to the Negative Declaration the proposed project would not have any potentially significant effects. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5. The previously adopted Negative Declaration (Mumm Napa Valley Winery, #P07-00872-MOD) relating to the project is on file and available for public review in the Napa County Planning Division.

Request: Approval of a Use Permit Modification to modify Use Permits #U-627687, #95675-MOD, #99375--MOD, #P07-00872-MOD, and P09-00392-VMM to establish a marketing plan for winery events with no structural changes, no changes to annual wine production, and no changes to the public tours and tasting. The proposed marketing plan will include 2 events per week with a maximum of 20 persons; 2 events per month with a maximum of 50 persons; 2 events per year with a maximum of 75 persons; 3 events per year with a maximum 100 persons; and 4 events per year with a maximum of 180 persons, with participation in the wine auction. The project is located on a 73.16 ac. parcel on the west side of Silverado Trail approximately 3,500 feet south of its intersection with Sage Canyon Road (State Route 128) within an Agricultural Preserve (AP) zoning district (Assessor's Parcel #: 030-200-039), 8445 Silverado Trail, St. Helena.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit Modification as conditioned.

Commission voted to adopt the Negative Declaration and approve the Use Permit Modification as conditioned.

BF-MB-MP-HP-TS

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C. FEATHER HORSE WINERY / EDWARD FITTS - USE PERMIT MAJO MODIFICATION #P09-00540-MOD

CEQA Status: Subsequent Negative Declaration Prepared. According to the Subsequent Negative Declaration the proposed project would not have any potentially

significant effects. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

The previously adopted Negative Declaration (Lake Ridge Winery, #P09-00039-UP) relating to the project is on file and available for public review in the Napa County Planning Division.

Request: Approval to modify previously approved but not yet constructed winery use permit P09-00039-UP to include the following: (1) relocate the facility from a knoll in the center of the property to a hillside on the southwest portion of the property, including relocation of the winery entrance and the winery waste and sanitary systems with no changes in annual production (10,000 gallons per year); (2) increase the winery structure footprint to 10,678 square feet; (3) increase the cave to 7,700 square feet; (4) increase the loading/outdoor work area to 5,612 square feet; (5) increase full time employees to 4, and part time employees to 4; (6) amend the marketing plan to allow 6 marketing events with 20 guests per event; (7) increase the winery hours of operation to 8 AM to 5 PM, tours & tastings hours of 10 AM to 4 PM and marketing events hours of 10 AM to 10 PM and (8) increase the parking spaces to 11. The project is located on a 42-acre parcel on the east side of Long Ranch Road approximately 1 mile from its intersection with Sage Canyon Road and within the Agricultural Watershed (AW) zoning district. APN: 032-010-088 (formerly 032-010-068) 90 Long Ranch Road, St. Helena, Ca.

Staff Recommendation: Adopt the Subsequent Negative Declaration and approve the Major Modification Use Permit with proposed conditions of approval. Commission voted to adopt the Subsequent Negative Declaration and approve the Major Modification Use Permit with proposed conditions of approval.

MB-TS-BF-MP-HP

10. ADMINISTRATIVE ITEMS

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE *April 21, 2010 PC MEETING*
 - ▶ WDO
 - ▶ Napa Holdings 34 Commerce Center
 - ▶ Pacheteau Castle – Wallis Winery
 - ▶ Morris ghost winery
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

- ▶ Commissioner Heather Phillips announced that Earth Day is April 24, 2010 and events will be held in downtown Napa.
- ▶ Director Hillary Gitelman announced that the First Annual Napa Local Food Forum will be held Wednesday April 28, 2010 at the Napa Valley Expo.
- ▶ Commissioner Matt Pope reported from the Airport Advisory Commission that there was a consensus wishing to preserve the sign located at HWY 12 & 29.

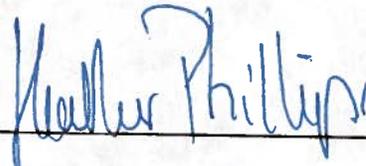
13. FUTURE AGENDA ITEMS

- #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

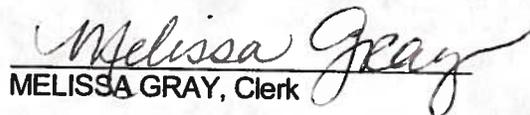
14. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission Meeting of April 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