

**NAPA COUNTY**  
**CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION**

**MINUTES**  
**SEPTEMBER 15, 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**

Hillary Gitelman led the salute to the flag.

**3. CITIZEN COMMENTS AND RECOMMENDATIONS**

None.

**4. APPROVAL OF MINUTES**

None.

**5. DIRECTOR'S REPORT**

Hillary Gitelman gave the report.

• **BOARD OF SUPERVISORS ACTIONS**

- ▶ BOS adopted a Resolution of local procedures of implementing CEQA
- ▶ BOS will hear a summary on SB375 and Sustainable Community Strategy Requirements at the Regional level at their next meeting on 9-21-10.
- ▶ BOS will be bringing an Independent Contractor on board to assist with a Customer Service Survey which will involve internal and external stakeholder's feedback.
- ▶ BOS will Consider the Rooster Ordinance at their 9-28-10 meeting
- ▶ BOS will consider Code Adoption of new Building and Fire Code that will take effect 1-1-11

• **OTHER DEPARTMENT ACTIVITIES**

- ▶ Staff will schedule Informational topics with the BOS before the end of the year on Greenhouse Gas Emissions, Groundwater Study, and Standard Conditions of Approval

**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 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 full-time 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.

Commission voted to leave the public hearing open and continue the item to the October 6, 2010 meeting.  
BF-MP-TS-MB-HP

**B. McBRIDE WINERY/ CHARLES & KATHLEEN McBRIDE - USE PERMIT P10-00049 UP AND VARIANCE P10-00050 VAR**

**CEQA STATUS:** Categorically Exempt pursuant to Section 15303 Class 3 ("New Construction or Conversion of Small Structures") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303, and Class 3 (New Construction or Conversion of Small Structures Item #10: Small Wineries) of the Napa County's Local Procedures for Implementing the California Environmental Quality Act.

**REQUEST:** (A) Approval of use permit for a 25,000 gallon per year winery within a new two story structure totaling 3,623 square feet which includes the following: approximately 2,000 square feet of production area (fermentation, bulk bottle storage, distribution area, equipment/maintenance area), an employee kitchen and laboratory, a 260 square foot tasting room, a 330 square foot office, 360 square feet of conference/meeting area, with approximately 3,450 square feet of outdoor work area including covered crush area, 1200sf outdoor tank area, and 5 parking spaces. The project includes two full time employees, one part-time employee; a marketing program with 6 private wine events per year with catered food for 25 guests maximum per event, and 1 private Harvest event per year for 100 guests maximum per event. (B) Approval of a variance to reduce the 300 ft. private road winery setback to 100 feet, and to reduce the 600 ft. major arterial road winery setback from State Highway 128 to 480 feet. The project is located on an 11-acre parcel on the west side of State Highway 128 approximately 1,200 feet north of its intersection with Bennett Lane within the Agricultural Watershed (AW) zoning district. (Assessor's Parcel Number: 017-110-049) Calistoga.

**Staff Recommendation:** Find the project Categorically Exempt and approve the Major Modification Use Permit with proposed conditions of approval.

Commission voted to:

1. Find this project Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act (Class 3 - New Construction of Small Structures);
2. Approve Variance no. P10-00050 based on findings 2 through 6 of Exhibit A; and
3. Approve Use Permit no. P10-00049 based on findings 7 through 11 of Exhibit A and subject to the attached conditions of approval (Exhibit B) as amended.

TS-MP-BF-MB-HP

## 10. ADMINISTRATIVE ITEMS

### A. 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 for projects requiring Commission review. Commission will be presented with design review examples from other jurisdictions.

**Staff Recommendation:** Information item. Commission may provide direction.

No formal action taken.

## 11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **October 6, 2010 PC MEETING**
  - ▶ Relic Winery
  - ▶ Ca'Nani Winery
  - ▶ Kelham Winery
  - ▶ Oak Woodland Management Plan
- 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
- # P10-00123-MOD, August 2011 - MJA Vineyards

## 14. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning meeting of October 6, 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