

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES
MARCH 16, 2011

1. CALL TO ORDER/ROLL CALL

Meeting was called to order by Chair Matt Pope.
Commissioners, Basayne, Phillips and Fiddaman present.
Commissioner Scott excused.

2. PLEDGE OF ALLEGIANCE

Sean Trippi led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Minutes from the February 2, 2011 meeting were approved as presented.

MB-BF-MP-HP-TS

X

Minutes from the February 16, 2011 meeting were approved as presented.

MB-BF-MP-HP-TS

A X

Minutes from the March 2, 2011 meeting were approved as presented.

MB-BF-MP-HP-TS

X

5. DIRECTOR'S REPORT

- 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

Commission voted to move item 9A to the consent calendar.

BF-MB-MP-HP-TS

X

9. PUBLIC HEARING ITEMS

A. TIMOTHY MONDAVI / TIMAR LLC and TMR WINE COMPANY LLC / CONTINUUM WINERY – USE PERMIT MAJOR MODIFICATION P10-00255

CEQA Status: Subsequent Mitigated Negative Declaration Prepared. According to the proposed subsequent mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following area: 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 Major Modification to transfer the existing 6,600 gallon per year Continuum (formerly Cloudview) winery from assessor's parcel 032-010-060 (032-030-043 SFAP) to assessor's parcel 032-010-061 (032-030-044 SFAP) and to further modify use permit #99544-UP as previously modified by P07-00752 and P10-00099 to allow the following: 1.) an increase in wine production from 6,600 gallons per year to 28,000 gallons per year; 2.) conversion of and additions to an existing residence to create a 4,596 sq. ft. single-story winery hospitality building including a commercial kitchen; 3.) construction of a new 1,920 sq. ft. single-story office and reception building; 4.) construction of a new 11,155 sq. ft. two-story production building; 5.) construction of a new 3,434 sq. ft. single-story shop and barrel/bin fermentation building; 6.) construction of a new 1,250 sq. ft. mechanical/pump building; 7.) 27,345 sq. ft. of new winery caves; 8.) conversion of the existing approximately 3,500 sq. ft. winery building on APN 032-010-060 to agricultural storage and vineyard management uses; 9.) an increase in winery employment from 1 full-time and 1 part-time employee to 14 full-time and 3 part-time employees; 10.) 5 visitor parking spaces and 15 employee parking spaces, including 3 ADA accessible spaces; 11.) by-appointment tours and tastings including food pairings with a maximum of two visitor vehicles per day; 12.) a marketing plan with 4 50-person private tasting events with meals and 2 125-person private gala events with meals annually; 13.) installation of two 10,500 gallon aboveground domestic water storage tanks and one fire flow storage tank; 14.) process wastewater disposal through landscape irrigation and installation of a 35,000 gallon above-ground treated wastewater storage tank; and 15.) sanitary wastewater disposal through sub-surface drip including 14,670 sq. ft. of septic disposal and septic reserve areas. Road and Street Standards Exception to allow width reductions (18 feet required, 10 to 20 feet proposed) along the existing 2+ mile shared entry drive (APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, and 032-010-074) and along approximately 2,000 linear feet of new winery driveway (APNs: 032-010-074, 032-010-28, and 032-010-061 {032-030-044 SFAP}). Ministerial Lot Line Adjustment to transfer lot area from parcel 032-010-061 (032-030-044 SFAP) to parcel 032-010-074, from parcel 032-010-028 to parcel 032-010-061 (032-030-044 SFAP), and from parcel 032-010-060 (032-030-043 SFAP) to parcels 032-010-076 and 032-010-074. The two 89.8 acre winery parcels are accessed via a private drive beginning 250 feet northeast of the intersection of Sage Canyon Road (State Highway 128) and Long Ranch Road within an AW (Agricultural Watershed) zoning district. Existing and proposed winery APNs: 032-010-060 (032-030-043 SFAP) and 032-010-061 (032-030-044 Separated for Assessment Purposes hereinafter SFAP). 1683 and 1677 Sage Canyon Road, St. Helena, Calif., 94574. Additionally, roadway improvements are proposed within a private access easement crossing portions of APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, 032-010-074, and 032-010-028.

Staff Recommendation: Continue item to the Commission's April 20th regular meeting.

Commissioners voted to continue the item to April 20, 2011.

BF-MB-MP-HP-TS

X

B. NAPA REDEVELOPMENT PARTNERS, LLC. / NAPA PIPE PROJECT - GENERAL PLAN AMENDMENT P07-00230. PUBLIC HEARING ON A SUPPLEMENT TO THE 2009 DRAFT ENVIRONMENTAL IMPACT REPORT. APN's: 046-400-030 & 046-412-005, 1025 Kaiser Road, Napa.

Summary: This is a public hearing to receive comments regarding a Supplement to the 2009 Draft Environmental Impact Report (EIR). The Supplement to the 2009 DEIR was necessitated by "significant new information" about the project, and is being recirculated for public and agency review.

CEQA Status: A Supplement to the 2009 Draft EIR has been prepared. The Supplement to the 2009 Draft EIR prepared for the project was released for public and agency review and comment beginning February 14, 2011. Public hearings will be conducted by the Conservation Development and Planning Commission on Wednesday, March 16 at 9:00 AM and at 6:00 PM. The meeting starting at 6:00 PM will be held at the Office of Education, 2121 Imola Avenue in Napa. The 45-day public comment period is scheduled to end at the close of business on March 31, 2011. Substantive comments on the Supplement to the 2009 Draft EIR will be responded to in writing in a final EIR, which will also contain written responses to comments received on the 2009 Draft EIR.

Project Description: The project applicant has proposed a General Plan amendment and phased development of a high density residential neighborhood with open space, neighborhood-serving retail and restaurants on the northern portion of the site (about 100 acres) and a business park with light industrial, R&D, warehousing, office space, public open space and a condominium hotel on the southern portion of the site (about 30 acres). The project is located on the west side of Kaiser Road southwest of its intersection with Syar Industrial Way within an I:AC (Industrial: Airport Compatibility) zoning district. Assessor's Parcel Numbers: 046-100-030 & 046-412-005, 1025 Kaiser Road, Napa.

Staff Recommendation: Public hearing to receive comments only. No action is requested.

Commission received public comments. No action taken.

10. ADMINISTRATIVE ITEMS - None

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **April 6, 2011 PC MEETING**
 - ▶ **Black Forrest Vineyard**
 - ▶ **Quintessa Winery**
- CODE COMPLIANCE REPORT
 - ▶ **Orcciuoli property**
- ZONING ADMINISTRATOR ACTIONS

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

13. FUTURE AGENDA ITEMS

- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P09-00185-UP, 1 year after opening - Ca' Nani Winery
- #P06-1426-UP, 1 year after opening - Pavitt Winery

- #P10-00123-MOD, August 2011 - MJA Vineyards
- #P10-00177-MOD, December 2011 - Kelham Winery

13. ADJOURNMENT

Adjourned to the Special Meeting of the Conservation Development and Planning meeting of March 16, 2011.



MATT POPE, 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