

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES

OCTOBER 7, 2009

1. CALL TO ORDER / ROLL CALL

Meeting was called to order by Chair Bob Fiddaman
Commissioners Phillips, Scott, Basayne, Pope, Fiddaman present.

2. PLEDGE OF ALLEGIANCE

John McDowell led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)

None.

4. APPROVAL OF MINUTES

Minutes for May 6, 2009 were approved as presented.
TS-MB-HP-MP-BF

Minutes for May 20, 2009 were approved as presented.
TS-MB-HP-MP-BF

5. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- BOARD OF SUPERVISORS ACTIONS

- ▶ The BOS agreed with the Planning Commission recommendation and instructed staff to develop research for design review.
- ▶ The State of California has not certified the Housing Element. Staff will be assessing options to take steps to further amend the Housing element.

- OTHER DEPARTMENT ACTIVITIES

- ▶ Special Napa Pipe evening meeting October 22, 2009 – The Draft EIR will be available on Friday October 23, 2009 with a 60 day comment period.

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. BECKSTOFFER VINEYARDS II & VI TENTATIVE PARCEL MAP #P09-00182-PM**
CEQA Status: Negative Declaration prepared. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.
Request: The project consists of a request to subdivide two parcels of ±72.95 acres and ±74.30 acres into three parcels of approximately ±48.19 acres (Parcel 1), ±55.49 acres (Parcel 2), and ±44.11 acres (Parcel 3). The site is currently developed with vineyard, an existing single family dwelling, farm labor dwelling, two agricultural barns, and a farm management office (proposed to remain on Parcel 2). Proposed new building envelopes are identified on Parcels One and Three that could include, by right, a future single-family dwelling and a guest cottage on each parcel. The project is located within the Agricultural Preserve (AP) Zoning District, on Conn Creek Road extending from approximately 250 feet south of the intersection with State Highway 128 to Conn Creek Road's terminus at Skellenger Lane (Assessor's Parcel Numbers: 030-200-070, 030-280-031, 030-200-075); 8600 Conn Creek Road, Rutherford.
Staff Recommendation: Adoption of the proposed Negative Declaration and approval of the Tentative Parcel Map with conditions of approval.
Commission voted to adopt the Negative Declaration based on findings 1-6 of Exhibit A (attached); and approve the Tentative Parcel Map P09-00182 based on findings 7-13 of Exhibit A attached.
MB-TS-HP-MP-BF

10. ADMINISTRATIVE ITEMS

None.

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **OCTOBER 21, 2009** MEETING
 - ▶ Grgich Hills Winery expansion
 - ▶ Fisher Winery
 - ▶ Envy Winery
- DISCUSSION OF ITEMS FOR THE **OCTOBER 22, 2009** SPECIAL MEETING
- CODE COMPLIANCE REPORT
 - ▶ Mee Lane Vineyards
 - ▶ Grading Permit issue in Lovell Valley
 - ▶ Carver-Sutro Winery
- ZONING ADMINISTRATOR ACTIONS

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

13. FUTURE AGENDA ITEMS

- #00388-UP, 1 year after opening - Caldwell Winery
- #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 special meeting of the Conservation Development and Planning Commission Meeting of October 22, 2009.

BOB FIDDAMAN, 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