

MINUTES OF THE MEETING OF THE
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
COUNTY OF NAPA

October 5, 2005

1. Call To Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, OCTOBER 5, 2005 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY VICE-CHAIR KING AT 9:00 A.M.
2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: VICE-CHAIR JIM KING, COMMISSIONERS RICH JAGER, AND DAVID GRAVES. CHAIR FIDDAMAN, AND COMMISSIONER TERRY SCOTT WERE EXCUSED.
3. Pledge Of Allegiance.
CHARLES SLUTZKIN LED THE SALUTE TO THE FLAG
4. Citizen Comments And Recommendations.
NONE
5. Approval of Minutes.
NONE
6. Director's Report / Deputy Director's Report.
HILLARY GITELMAN, DIRECTOR OF CONSERVATION, DEVELOPMENT AND PLANNING, REPORTED ON THE MEETING OF THE GENERAL PLAN STEERING COMMITTEE. THE RECREATION AND OPEN SPACE POLICIES WERE DISCUSSED. THE CIRCULATION ELEMENT WILL BE DISCUSSED AT THE NEXT MEETING.
A JOINT SESSION WITH BOARD OF SUPERVISORS IS SCHEDULED FOR NEXT WEEK REGARDING THE GENERAL PLAN AND THE ENVIRONMENTAL IMPACT REPORT (EIR) PROCESS.

STEVE LEDERER, DEPUTY PLANNING DIRECTOR, ALSO REPORTED THAT THE BOARD OF SUPERVISORS CONTINUED THE PROCESS FOR ESTABLISHING THE BALLOON LAUNCH FACILITY AT THE NAPA COUNTY YOUNTVILLE CORPORATION YARD.
THE BOARD ALSO TOOK ACTION TO ESTABLISH THE LANGUAGE FOR TWO BALLOT INITIATIVES PROPOSED BY THE LAND STEWARDS FOR THE JUNE 6TH ELECTION.

DEPUTY DIRECTOR STEVE LEDERER, REPORTED ON THE STATUS OF THE HIGHWAY 29 CAFÉ USE PERMIT APPLICATION.

- 7. Napa Valley Vintners to Present Report on the “Economic Impact of Wine and Vineyards in Napa County”.

REPORTED PRESENTED.

- 8. Agenda Review.

AGENDA REVIEWED – NO CHANGES

Public Hearings

- 9. Items to be Decided without Additional Testimony.

NONE

- 10. **DUCKHORN VINEYARDS / DUCKHORN WINE COMPANY – USE PERMIT MODIFICATION REQUEST #P05-0199-MOD**

CEQA Status: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. Request: Approval to modify Use Permits #U-827576, #U28081, and #U-428586 and subsequent modification applications to: (1) increase production capacity from 110,000 gallons per year to 160,000 gallons per year (current production level is approximately 143,000 gallons per year); (2) expand the existing sanitary and process wastewater systems; (3) increase the number of full-time employees from 28 to 45 (part-time employees would remain at five with six seasonal workers); (4) increase winery operations from six days a week to seven days a week; (5) expand hours of operation from 8 a.m. - 5 p.m. to 6 a.m. - 7 p.m.; (6) establish 48 private tours and tasting for wine trade personnel and invited consumers per week for a maximum of 12 guests at each event; and (7) establish a Marketing Plan consisting of: 36 private wine and food events per year for a maximum of 25 guests at each event; two wine industry/consumer events per year for a maximum of 600 guests at each event; and, two Wine Auction related events per year for a maximum of 250 guests at each event. Marketing events would occur between 9:00 a.m. and 4:00 p.m. and between 6:30 p.m. and 11:00 p.m. The project is located on a 10.67 acre site on the northwest corner of Silverado Trail and Lodi Lane within an AP (Agricultural Preserve) zoning district. (Assessor’s Parcel #022-130-010).

PUBLIC HEARING HELD – TESTIMONY PRESENTED.

THE COMMISSION ADOPTED FINDINGS 2 THROUGH 6 AND ADOPTED THE NEGATIVE DECLARATION.

DG-RJ-TS-BF-JK

X X

THE COMMISSION APPROVED USE PERMIT # P05-0199-UP BASED UPON FINDINGS 12 THROUGH 16 SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL AND MODIFICATIONS AS STATED.

DG-RJ-TG-BF-JK

X X

Other Business

11. City Referrals.
NONE

12. Discussion and Possible Direction to Staff on Elaine Bell
Catering, Use Permit #P05-0358-Modvmin, Apn #057-210-058 Changes to
Exterior Elevation.
DISCUSSION HELD – NO ACTION TAKEN

13. Discussion And Possible Direction To Staff On Ce2v Winery,
Use Permit #00340-Up, Apn #018-140-009 And #018-150-016 Presentation Of
Colors.
PRESENTATION MADE.

14. Discussion of Items for the October 19, 2005 Meeting.
STEVE LEDERER, DEPUTY PLANNING DIRECTOR, ADVISED THE FOLLOWING:
 - **CONSIDERATION OF THE MARKETING ORDINANCE.**
 - **WINERY FOR BOYD ON BIG RANCH ROAD.**
 - **INTENT TO CORRECT A VIOLATION ON SODA CANYON ROAD.**
 - **VIEWSHED APPLICATION OF PETER REICHERS ON STAG’S LEAP RIDGE.**
 - **TWO PROJECTS AT THE AIRPORT.**
 - **USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS ON A
PARCEL IN ANGWIN.**

15. Commissioner Comments.
**VICE-CHAIR KING ANNOUNCED THAT SHOULD ANY COMMISSIONER WISH TO
ATTEND THE ANNUAL PLANNING COMMISSION CONFERENCE RESERVATIONS
NEED TO BE PRESENTED TO DEPARTMENT STAFF.**

**HE FURTHER REPORTED THAT AT THE AIRPORT ADVISORY COMMISSON
MEETING, A PERSON FROM THE AIRCRAFT OWNERS AND PILOTS’
ASSOCIATION SPOKE ABOUT A NUMBER OF ISSUES AND ANNOUNCED A
CONFERENCE THAT WILL BE HELD.**

16. Zoning Administrator Actions for September, 2005.
NONE

17. Future Agenda Items.

- **ON NOVEMBER 2, 2005, THERE WILL BE AN ITEM ON THE MONTALCINO GOLF COURSE USE PERMIT MODIFICATION.**
- **THE AIRPORT LAND USE COMMISSION WILL DISCUSS THE OAT HILL DEED LINE REQUEST.**
- **ON NOVEMBER 16, 2005, THE CARNEROS LODGE USE PERMIT MODIFICATION REQUEST WILL BE DISCUSSED.**
- **HALL WINERY ON HIGHWAY 29 SOMETIME IN DECEMBER.**

18. Adjournment.

ADJOURNED TO THE REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, OCTOBER 19, 2005 AT 9:00 A.M.

JIM KING, Chairperson

ATTEST:

HILLARY GITELMAN
Secretary-Director

GLADYS I. COIL, Clerk

Key

Vote: DG = David Graves; JK = Jim King; TS = Terrence Scott; RJ = Rich Jager; BF = Bob Fiddaman;

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