

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

November 16, 2005

1. Call To Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, NOVEMBER 16, 2005 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR FIDDAMAN AT 10:10 A.M.
2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: CHAIR BOB FIDDAMAN, COMMISSIONERS RICH JAGER, TERRY SCOTT, DAVID GRAVES AND JIM KING.
3. Citizen Comments and Recommendations.
NONE
4. Approval of Minutes.
NONE
5. Director's Report / Deputy Director's Report.
**STEVE LEDERER, DEPUTY PLANNING DIRECTOR REPORTED ON BOARD OF SUPERVISORS ACTIONS:
APPROVED BALLOON LAUNCHING FACILITY. DIRECTED STAFF TO PREPARE AN ORDINANCE TO ALLOW FOR MORE SITES. THIS REFERS TO PC. CODE 18.120 WILL RETURN SOMETIME IN JANUARY FOR YOUR REVIEW.
REPORT GIVEN BY PUBLIC WORKS ON 20/50 WATER STUDY, STUDY OF WATER CONDITIONS IN NAPA VALLEY AS PROJECTED OUT TO YEAR 2050. MICHAEL ABRAMSON WOULD LIKE TO COME DECEMBER 7, 20065 AND GIVE A REPORT TO THE COMMISSION.**
6. Board of Supervisors Actions.
 - **COMPLIANCE REPORT (INCLUDING UPDATES AND POSSIBLE DIRECTION TO STAFF ON WOODBRIDGEWINERY AND CAFÉ 29)**
 - **OTHER DEPARTMENT ACTIVITIES**
7. Agenda Review.
NO CHANGES.

8. **RUTH N. GEIS TRUST / SPENCER GRAHAM – USE PERMIT REQUEST #P05-0332-UP**
CEQA Status: Categorically Exempt pursuant to Section 15301(g) of the California Environmental Quality Act (Class 1 - Existing Facilities).
Request: Approval of Use Permit #P05-0332-UP to establish a retail wine shop with wine-related products and a public tasting room. The project is located on a 1.03 acre parcel on the southeast corner of the intersection of Rutherford Road (State Highway 128) and St. Helena Highway (State Highway 29), within a CL (Commercial Limited) zoning district. (Assessor's Parcel #: 030-160-020) 8574 St. Helena Highway, Napa (in Rutherford).
ADOPT ENVIRONMENTAL DETERMINATION FOR CATEGORICAL EXEMPTION AND APPROVAL OF USE PERMIT #PO5-0332-UP BASED ON FINDINGS 5 THROUGH 9 AND SUBJECT TO THE ATTACHED REVISED CONDITIONS OF APPROVAL.
JK-TS-RJ-DG-BF
9. **CARNEROS LODGE, LLC. – USE PERMIT MODIFICATION REQUEST #P05-0316-MOD**
CEQA Status: Environmental Impact Report prepared and adopted. An Environmental Impact Report was previously certified by the Napa County Board of Supervisors on November 12, 2002.
REQUEST: Approval to construct off-site road improvements generally described as follows: (1) Intersection of State Highway 12/121 and Old Sonoma Highway - installation of tapers to facilitate right turns only in and out of the intersection and deletion of the requirement to install left turn lanes in and out of this intersection; (2) Intersection of State Highway 12/121 and Old Sonoma Road - installation of a traffic signal, installation of a dedicated left and right turn lanes southbound on Old Sonoma Road, and improvements of turn lanes from the highway in both directions onto Old Sonoma Road; and, (3) Old Sonoma Highway - improvements to the shoulders to facilitate safe pedestrian access along the complete length of Old Sonoma Highway. The applicant's project is adjacent to, and integrated with, the Carneros Inn Resort (or Carneros Inn Phase 1 pursuant to Use Permit #98290-MOD), and is more fully described and evaluated in the adopted Environmental Impact Report for this project (formerly known as Carneros Lodge). It is located on two parcels totaling 8.53 acres adjacent to and northeast of the intersection of State Highway 12/121 and Old Sonoma Highway within a CL (Commercial Limited) zoning district (Assessor's Parcel #: 047-110-025 and 047-110-026). 4300 Sonoma Highway, Napa.
APPROVAL OF USE PERMIT #P05-0316-MOD WITH THE ATTACHED CONDITIONS OF APPROVAL AS REVISED AND APPROVE THE ENVIRONMENTAL FINDINGS.
TS-RJ-TS-DG-BF
10. **ONE TRUE VINE, LLC. - USE PERMIT REQUEST #P04-0551**
CEQA Status: Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act (Class 3 – New Construction or Conversion of Small Structures).
Request: Approval of a Use Permit to establish a 19,000-gallon per year winery to include the following: (1) use of 10,985 square feet of caves for winery production activities, crushing, fermentation, barrel aging and storage, bottling, case good storage, administration offices and laboratory for a winery totaling 10,985 square feet; (2) two full-time employees; (3) two parking spaces; (4) installation of a waste disposal system including a "Hold and Haul" program or vineyard application of processes wastewater; and, (5) improvements to the project access road (widening and paving). The project is located on a 40 acre parcel on the west side Crystal Springs Road approximately one mile southeast of its intersection with Silverado Trail, within an AW

(Agricultural Watershed) zoning district, Napa County (Assessor's Parcel #: 021-072-044) 565
Crystal Springs Road, St. Helena. (Continued from June 15, 2005)

**PUBLIC HEARING HELD - TESTIMONY PRESENTED
MOTION ADOPTED TO SCHEDULE A REVOCATION HEARING.**

**DG-JK-RJ-TS-BF
X N**

Other Business

11. CITY REFERRALS.
NONE

12. Discussion Of Items for the December 7, 2005 Meeting.
**ALUC REVIEW OF OAT HILL PROJECT
MARC MONDAVI WINERY IN ANGWIN AREA
VIEWSHED APPLICATION FOR PETER REICHERS PERSONAL PROPERTY ON
STAGS LEAP RIDGE
USE PERMIT MODIFICATION FOR FRAZIER WINERY IN COOMBSVILLE AREA
PRESENTATION FROM NAPA SANITATION
PRESENTATION FROM PUBLIC WORKS ON WATER STUDY**

13. Commissioner Comments.
**JIM KING APPOINTED BY ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG)
TO A WATER PLANNING GROUP WHICH DEVELOPS WATER PLANS FOR NORTH
AND SOUTH.
TERRY SCOTT WOULD LIKE STATUS OF HIGHWAY 29 ISSUE.
STEVE LEDERER WAS UNSURE.**

14. Future Agenda Items
 - #02082-UP, 1 YEAR AFTER OPENING
 - #03457-UP, 1 YEAR AFTER OPENING
 - #03318-UP, 1 YEAR AFTER OPENING
 - #03409-UP, MAY 17, 2006
 - #P04-0551-UP 6 MONTHS AFTER OPENING

15. Adjournment.

**ADJOURNED TO THE REGULAR MEETING OF THE CONSERVATION,
DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY,
DECEMBER 7, 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