

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

January 4, 2006

1. Call To Order.  
**THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, JANUARY 4, 2006 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR FIDDAMAN AT 9:02 A.M.**
2. Roll Call.  
**THE FOLLOWING MEMBERS WERE PRESENT: CHAIR BOB FIDDAMAN, COMMISSIONERS RICH JAGER, TERRY SCOTT, DAVID GRAVES AND JIM KING.**
3. Pledge of Allegiance.  
**JOHN STEVENS 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.  
**DIRECTOR OF CONSERVATION, DEVELOPMENT AND PLANNING HILLARY GITELMAN EXPRESSED HER APPRECIATION FOR ALL THE HARD WORK THAT THE COMMISSION HAD DONE DURING THE PAST YEAR.**  
  
**DIRECTOR GITELMAN REPORTED THAT THE BOARD OF SUPERVISORS IN LATE DECEMBER HAD DENIED AN APPEAL TO A SITE PLAN APPROVAL. HOWEVER, THE BOARD DID IMPOSE AN ADDITIONAL CONDITON OF APPROVAL ON THE SITE PLAN.**  
  
**SHE ALSO REPORTED THAT BUILDING INSPECTORS WERE CURRENTLY INSPECTING AND ASSESSING THE FLOOD DAMAGES WHICH OCCURRED DURING THE PAST WEEK. BUILDING INSPECTION DIVISION STAFF WERE ALSO DEVELOPING AN EXPEDITED PERMIT PROCESS IN ORDER TO ENABLE CITIZENS WHO HAD EXPERIENCED FLOOD DAMAGE TO OBTAIN PERMITS IN A TIMELY MANNER.**  
  
**DIRECTOR GITELMAN ANNOUNCED THAT MR. DARRELL MAYES HAD RECENTLY BEEN HIRED AS THE NEW CHIEF BUILDING OFFICIAL. HE WOULD BEGIN HIS NEW DUTIES IN MID-FEBRUARY.**  
  
**DIRECTOR GITELMAN ALSO ANNOUNCED THAT A SPECIAL GENERAL PLAN UPDATE MEETING HAD BEEN SCHEDULED FOR JANUARY 11<sup>TH</sup> AT 2:00 P.M. TO DISCUSS LAND USE ISSUES.**

7. Agenda Review.  
**REVIEWED – NO CHANGES**
8. Items to be Decided without Additional Testimony.  
**NONE**

Public Hearings

9. **HCV PACIFIC PARTNERS, LLC / NAPA SANITATION DISTRICT / MONTALCINO AT NAPA GOLF COURSE – ZONING ORDINANCE MAP AND TEXT AMENDMENT # P05-0218-RZG and #P05-0219-ORD**  
CEQA Status: Final Subsequent Environmental Impact Report Prepared. See Item # 10.  
Request: An ordinance of the Board of Supervisors of the County of Napa, State of California, rezoning a portion of a certain parcel within the unincorporated area of the county from Agricultural Watershed:Airport Compatibility (aw:ac) to Public Lands:Airport Compatibility (pl:ac) zoning district (apn 057-010-037 and 057-010-036) and amending Section 18.50.030 of the Napa County Code relating to certain uses including limited recreational uses, permitted upon grant of use permit in the Public Lands District.  
**SEE ITEM #10.**
10. **HCV PACIFIC PARTNERS, LLC / NAPA SANITATION DISTRICT / MONTALCINO AT NAPA GOLF COURSE – USE PERMIT MAJOR MODIFICATION REQUEST #P05-0220-MOD**  
CEQA STATUS: Pursuant to Section 15162 of the State CEQA Guidelines, a Final Subsequent Environmental Impact Report has been prepared for Certification. The Final Subsequent Environmental Impact Report (EIR) finds the proposed project will result in new potential impacts in the following areas: Agricultural Resources, Hydrology, Biological Resources, and Cultural Resources. No substantial changes requiring major revision of the previously certified Montalcino at Napa Resort EIR will occur in the following areas: Land Use and Planning, Traffic and Circulation, Air Quality, Noise, Aesthetics, Community Services, Geology, and Population and Housing. The project site is not on any of the lists of hazardous waste sites, but it is adjacent to a hazardous waste site enumerated under Section 65962.5 of the Government Code.  
Request: Approval of a Use Permit Major Modification to Use Permit #98177-UP (Montalcino at Napa Resort project) to add an 18-hole golf course and driving range as an ancillary use to the previously approved resort project on approximately 233 acres of a 266 acre property located adjacent to the approved resort project. The approved resort project site is located 1,500 feet west of Devlin Road, 750 feet south of Soscol Ferry Road and north of the Napa County Airport. The proposed golf course is located on two parcels totaling approximately 266 acres within an AW:AC (Agricultural Watershed: Airport Compatibility Combination) zoning district. (Assessor's Parcel #'s: 057-010-036, 057-010-037) 1221 & 1225 Soscol Ferry Road, Napa.  
**ITEMS #9 AND #10 HEARD TOGETHER**  
  
**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

10. Continued.

**THE COMMISSION RECOMMENDED THE ORDINANCE BE FORWARDED TO THE BOARD OF SUPERVISORS FOR CONSIDERATION AND ADOPTION CONSISTING OF THE FOLLOWING ELEMENTS:**

- **CERTIFICATION OF THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AND PROPOSED MITIGATION MONITORING PROGRAM;**
- **APPROVAL OF ZONING MAP AMENDMENT #P05-0218-RZG;**
- **APPROVAL OF ZONING TEXT AMENDMENT #P05-0219-ORD; AND,**
- **APPROVAL OF USE PERMIT MAJOR MODIFICATION #P05-0220-MOD SUBJECT TO MEETING REQUIRED FINDINGS AND THE RECOMMENDED CONDITIONS OF APPROVAL #1 THROUGH #27.**

**TS-RJ-DG-JK-BF**

**THE COMMISSION RECOMMENDED USE PERMIT MAJOR MODIFICATION # P05-0220-MOD BE FORWARDED TO THE BOARD OF SUPERVISORS FOR CONSIDERATION AND APPROVAL, SUBJECT TO MEETING THE REQUIRED FINDINGS AND THE RECOMMENDED CONDITIONS OF APPROVAL #1 THROUGH #27.**  
**TS-RJ-DG-JK-BF**

11. Other Business:

Staff to present commission with proposed schedule and work plan to review and clarify (but not make stronger or weaker) the Viewshed Ordinance. Request direction from the Commission.

**PRESENTATION MADE AND DISCUSSION HELD**

12. Request Commission Direction and input in selection of 6 wineries (whose names will not be released to the public) to conduct an audit of production volumes. The purpose of this program is to gather data on overall compliance with production volume limitations at approved wineries.

**PRESENTATION MADE**

**SIX WINERIES WERE SELECTED AT RANDOM.**

13. Commission to receive a presentation from the Department of Public Works on the conditions and improvement plans for roadways in the Carneros region of Napa County, primarily focused on Old Sonoma Road and Highway 121. No Commission action is requested.

**PRESENTATION MADE**

14. City Referrals.

**NONE**

15. Discussion of Items for the January 18, 2006 Meeting.

**DEPUTY PLANNING DIRECTOR STEVE LEDERER ADVISED THAT THE FOLLOWING MATTERS WOULD BE DISCUSSED:**

- **TWO PROJECTS – ONE REGARDING THE HALL WINERY, THE OTHER RELATING TO THE CLARK WINERY;**

15. Continued.

- **TWO ORDINANCES – ONE REGARDING A MODIFICATION OF THE CURRENT TEMPORARY EVENTS ORDINANCE, AND THE OTHER COVERING A RANGE OF ISSUES REQUESTED BY THE BOARD OF SUPERVISORS SUCH AS BALLOON LAUNCHINGS AND AGRICULTURAL PRODUCTION USES; AND,**
- **DIRECTOR GITELMAN TO PRESENT A REPORT ON GENERAL PLAN ALTERNATIVES.**

16. Commissioner Comments.

**COMMISSIONER SCOTT COMMENTED ON THE LACK OF SIGNAGE AND LANDSCAPING ON A WINERY ON MONTICELLO ROAD WHICH HAD COME BEFORE THE COMMISSION IN THE PAST.**

17. Zoning Administrator Actions for December 2006.

**DECEMBER 14, 2005 AGENDA ITEM APPROVED BY ZONING ADMINISTRATOR**

16. Future Agenda Items.

- #02082-UP, 1 YEAR AFTER OPENING  
**DEL DOTTO**
- #03457-UP, 1 YEAR AFTER OPENING  
**TWO SISTERS/PECOTA**
- #03318-UP, 1 YEAR AFTER OPENING  
**JOHN CALDWELL & VINEYARDS, LLC**
- #03409-UP, MAY 17, 2006  
**MATCH WINERY**
- #P04-0551-UP 6 MONTHS AFTER OPENING  
**ONE TRUE VINE**  
**THIS ITEM WAS FOR JANUARY 18, 2006, BUT MOVED TO FEBRUARY 1, 2006 AT 1:30 P.M.**

16. Adjournment.

**ADJOURNED TO THE REGULAR MEETING OF THE CONSERVATION,  
DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, JANUARY 18, 2006  
AT 9:00 A.M.**

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TERRY SCOTT, Chair

ATTEST: HILLARY GITELMAN, Secretary-Director

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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