

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

January 18, 2006

1. Call to Order.  
**THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, JANUARY 18, 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.  
**COUNTY COUNSEL ATTORNEY ROB PAUL LED THE SALUTE TO THE FLAG.**
4. Citizen Comments and Recommendations.  
**HARRY BOON EXPRESSED HIS CONCERNS ON USE PERMIT #P04-0225-UP (HORSE VETERINARY FACILITY) APPROVED BY THE COMMISSION ON DECEMBER 5, 2005. HE HAD BEEN TOLD THAT THE ITEM WOULD BE POSTPONED AND THEREFORE, DID NOT APPEAR WHEN THE ITEM WAS HEARD. HE ASKED THAT THE DECISION ON THE MATTER BE RESCINDED.**
5. Approval of Minutes.  
**APPROVED MINUTES OF MARCH 2, 2005.  
TS-DG-RJ-JK-BF**
6. Director's Report / Deputy Director's Report  
**NO REPORT**
7. Agenda Review.  
**SUPERVISING PLANNER ROBERT NELSON NOTED THE FOLLOWING CHANGES TO THE AGENDA:**
  - **A SUPPLEMENTAL AGENDA ITEM ADDED AND SET FOR 9:15 A.M. HEARING;**
  - **THE RECOMMENDATION TO MOVE ITEM #10 TO THE CONSENT CALENDAR; AND,**
  - **ITEM #15 TO BE CONTINUED.**

**APPROVED MOVING ITEM #10 TO CONSENT CALENDAR  
JK-TS-RJ-DG-BF**

Public Hearings

Supplemental Agenda #1

9:15 A.M. - Commission to hear, consider and render a decision on the Preemptory Challenge to Commissioner David Graves and accompanying Motion to Disqualify Commissioner David Graves filed by Dan Bailey on behalf of One True Vine LLC (Jayson Woodbridge) regarding the pending hearing to revoke Jayson Woodbridge's winery Use Permit No. P04-0551-UP which is scheduled to be considered by the Commission on February 1, 2006.

**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

**DENIED MOTION**

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

**A**

8. Items to be Decided Without Additional Testimony.

**SEE ITEM #10**

9. **NAPA COUNTY GENERAL PLAN – UPDATE AND REVIEW OF EIR ALTERNATIVES**

Request: On January 11, 2006 the County's General Plan Steering Committee considered public and agency comments received during "scoping" of the General Plan program EIR and recommended changes to the preliminary list of alternatives proposed for analysis. Staff requests the Commissioner's concurrence with the Steering Committee's recommendation.

**UPDATE PRESENTED AND EIR ALTERNATIVES REVIEWED.**

10. **CLARK-CLAUDON VINEYARDS / THOMAS H. & LAURIE A. CLARK TRUST - USE PERMIT REQUEST #02641-UP**

CEQA Status: Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act (Class 3 - New Construction) and Napa County's Local Procedures for Implementing CEQA Appendix B, Categorical Exemptions (Class 3; New Structures).

Request: Approval of a Use Permit to establish a new 20,000 gallon per year winery with: (1) a 3,900 square foot building for fermentation, office, laboratory and restroom, a 572 square foot building for tastings and conference room and 4,100 square feet of caves for barrel storage for a winery totaling 8,572 square feet; (2) a 1,862 square foot covered crush pad; (3) up to two full-time and two part-time employees; (4) five parking spaces; (5) a marketing plan that includes: three wine and food events per year for the wine trade with a maximum of 15 people and three wine and food events per year with a maximum of 25 people per event and one harvest event per year with a maximum of 100 people (no events shall occur at the same time); (6) one of three options for waste water treatment (tanks in series, extended aeration and / or package wastewater treatment); and, (7) extending and improving the existing driveway. This project is located on a 117.4 acre parcel ± 2,800 feet southwest of Pope Valley Road, on a private access road approximately one mile west from the Pope Valley Road - Howell Mountain Road intersection within an AW (Agricultural Watershed) zoning district, (Assessor's Parcel #: 018-090-023) 6189 Pope Valley Road, Pope Valley.

**PUBLIC HEARING HELD – NO TESTIMONY PRESENTED**

10. Continued.

**THE COMMISSION FOUND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO SECTION 15303 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CLASS 3-NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND NAPA COUNTY CEQA GUIDELINES (CATEGORICAL EXEMPTION CLASS 3, NEW STRUCTURES) AND APPROVED USE PERMIT #02461-UP BASED ON FINDINGS #8 THROUGH #12 AND SUBJECT TO THE REVISED CONDITION OF APPROVAL #1 THROUGH #22.**

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

11. **CRAIG HALL / HALL ST. HELENA WINERY LLC. & HALL HIGHWAY 29 WINERY LLC. – USE PERMIT MODIFICATION REQUEST #P05-0140-MOD**

CEQA Status: Subsequent Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is on one of the lists of hazardous waste sites enumerated under Government code section 65962.5 however, remedial actions have been completed and the case is closed. Request: Approval to modify Use Permits #U-697475, #U-638384, and #U-118586 and Use Permit Modifications #96539-MOD and #97365-MOD to: (1) decrease production capacity from 2,805,000 gallons per year to 1,260,000 gallons per year; (2) restore a two-story 5,228 square foot and a 1,752 square foot historic winery and distillery buildings for reuse respectively as viticulture, historic, and enologic display areas; (3) relocate, restore and remodel a ±19,361 square foot historic warehouse building to another location on-site for reuse as a bottling building and administrative offices; (4) demolish warehouse buildings, other small structures and additions, and the outdoor tank farm; (5) construct two new production buildings with 104,545 square feet of floor area; (6) construct a new 10,160 square foot two-story hospitality building and a 2,576 square foot visitor's center/reception building; (7) construct a 31,904 square foot underground barrel vault including a wine library and private marketing area partially beneath the hospitality building - - above described construction will result in a winery of approximately 175,526 square feet; (8) decrease the number of full-time employees from 51 to 33 (part-time/seasonal employees would remain at five); (9) increase on-site parking from 88 to 150 spaces; (10) add 12 new marketing events per year (average one per month) with 100 persons maximum at each event; (11) decrease the number of driveways off St. Helena Highway (State Highway 29) from three to two, add acceleration and deceleration lanes at the two driveways, and revise on-site access roads; (12) construct a three foot high wall along the highway frontage; (13) add entry gates at the two driveways off the highway and the driveway off Inglewood Avenue; (14) provide new site landscaping, vineyards, courtyards and reflection pools; (15) decrease the size and capacity of the existing process waste water pond from 6.5 million gallons to 2.6 million gallons; (16) install a new domestic waste water system; and, (17) reduce annual water allotment from the City of St. Helena from 12 million gallons per year to 8 million gallons per year. The project is located on a ±33.2 acre parcel on the west side of St. Helena Highway (State Highway 29), between Lewelling Lane and Inglewood Avenue within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #027-120-052, 061 (SFAP) and 062 (SFAP)) 401 S. St. Helena Highway, St. Helena.

**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

11. Continued.

**THE COMMISSION ADOPTED THE SUBSEQUENT NEGATIVE DECLARATION AND APPROVED USE PERMIT MODIFICATION #P05-0140-MOD BASED ON FINDINGS #29 THROUGH #33 AND SUBJECT TO THE REVISED CONDITIONS OF APPROVAL #1 THROUGH #28.**

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

12. **PROPOSED ORDINANCE #P06-0002-ORD** Amending Sections 18.16.030 and 18.20.030 (To Allow Certain Small Agricultural Processing Facilities in the Agricultural Preserve (Ap) and Agricultural Watershed (Aw) Zoning Districts Upon Grant of a Use Permit) and Section 18.104.090 (To Allow Storage, Warehousing and Manufacturing of Less Than 200 Gallons of Wine Under a Home Occupation Permit); adding new Sections 18.104.400 (Hot Air Balloon Launching Site - Findings) and 18.116.043 (Signs For Viticulture-Based 501(c)(3) Non-Profit Environmental Associations Representing Appellation or Watershed Specific Geographical Locations); amending Section 18.120.010 (To Allow Balloon Launching Sites in any Zone Upon Grant of a Use Permit); and amending Sections 18.126.030 and 18.126.060 (Relating To Issuance of Administrative Permits For Signs) of the Napa County Code.  
CEQA Status: Categorically Exempt pursuant to Section 15305 of the California Environmental Quality Act. (Class 5 - Minor Alterations in Land Use Limitations) [See Guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15305; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.] Upon receipt of the Planning Commission's recommendation on the proposed ordinance, if the Board of Supervisors decides to approve the proposed ordinance, it may have a first reading and adoption of the proposed ordinance on January 31, 2006.

**PUBLIC HEARING OPENED - TESTIMONY PRESENTED**

**ITEM CONTINUED TO FEBRUARY 1, 2006 AT 9:00 A.M.**

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

- Matter of Procedure

**AGREED TO CONTINUE MEETING PAST THE HOUR OF 5:00 P.M.**

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

13. **PROPOSED ORDINANCE #P06-0001-ORD** amending Chapter 5.36 (Temporary Events) and Sections 18.120.010 (Exceptions To Use Limitations) and 18.126.060 (Permit--Issuance Prerequisites) of the Napa County Code relating to application, processing and notice requirements for temporary events in Napa County.  
CEQA Status: Categorically Exempt pursuant to Section 15305 of the California Environmental Quality Act. (Class 5 - Minor Alterations in Land Use Limitations) [See Guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15305; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.] Upon receipt of the Planning Commission's recommendation on the proposed ordinance, if the Board of Supervisors decides to approve the proposed ordinance, it may have a First Reading And Intention To Adopt The Proposed Ordinance On January 31, 2006. The Second Reading And Adoption Of The Ordinance would then be scheduled for a future meeting of the board.

**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

13. Continued.

**THE COMMISSION RECOMMENDED THE ORDINANCE, AS AMENDED, BE SENT TO THE BOARD OF SUPERVISORS FOR CONSIDERATION AND ADOPTION.  
TS-DG-RJ-JK-BF**

Other Business

14. City Referrals.  
**NONE**

15. Commission requests an update from the owner of the Bayleaf Restaurant on various issues, including, but not limited to storage trailers, illegally constructed bathroom, lack of wastewater monitoring reports.  
**ITEM REMOVED FROM THE AGENDA.**

16. Discussion of Items for the February 1, 2006 Meeting.  
**DEPUTY PLANNING DIRECTOR STEVEN LEDERER ADVISED THAT THE FOLLOWING MATTERS WOULD BE DISCUSSED:**

- **CONTINUE DISCUSSION OF PROPOSED ORDINANCE #P06-0002-ORD;**
- **BAYLEAF RESTAURANT UPDATE;**
- **VIEWSHED ORDINANCE;**
- **ASHE WINERY ON HIGHWAY 29;**
- **TRUE VINE AT 1:30 P.M.; AND,**
- **AIRPORT LAND USE MEETING CANCELLED.**

17. Commissioner Comments.  
**COMMISSIONER KING COMMENDED COMMISSIONER GRAVES FOR HIS ARTICULATION OF THE ISSUES REGARDING THE PREEMPTORY CHALLENGE ON THE AGENDA. HE ALSO COMMENDED HIS FELLOW COMMISSIONERS FOR THEIR SUPPORT OF COMMISSIONER GRAVES.**

18. Future Agenda Items.

- **#02082-UP, 1 YEAR AFTER OPENING  
DEL DOTTO**
- **#03457-UP, 1 YEAR AFTER OPENING  
TWO SISTERS/PECOTA**
- **#03318-UP, 10/4/06  
JOHN CALDWELL & VINEYARDS, LLC**
- **#03409-UP, 5/1706  
MATCH WINERY**
- **#P04-0551-UP, 6/21/06  
ONE TRUE VINE**

19. Adjournment.

**ADJOURNED TO THE REGULAR MEETING OF THE CONSERVATION,  
DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY,  
FEBRUARY 15, 2006 AT 9:00 A.M.**

\_\_\_\_\_  
TERRY SCOTT, Chair

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