

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

May 3, 2006

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, MAY 3, 2006 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR JAGER AT 9:58 A.M.

2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: CHAIR RICH JAGER, COMMISSIONERS TERRY SCOTT, JIM KING, AND DAVID GRAVES. COMMISSIONER BOB FIDDAMAN WAS EXCUSED.

3. Citizen Comments and Recommendations.
NONE

4. Director's Report/Deputy Director's Report.
DIRECTOR OF CONSERVATION, DEVELOPMENT AND PLANNING HILLARY GITELMAN REPORTED THAT THE BOARD OF SUPERVISORS ADOPTED AN ORDINANCE REGARDING HOT AIR BALLOONS. THE FOLLOWING PROVISIONS WERE PART OF THE ORDINANCE:
 - **A BALLOON LAUNCHING FACILITY THAT IS USED INTENSIVELY WOULD REQUIRE A USE PERMIT AND HAVE TO COME BEFORE THE PLANNING COMMISSION;**
 - **A BALLOON LAUNCHING FACILITY THAT IS USED LESS INTENSIVELY COULD BE APPROVED ADMINISTRATIVELY;**
 - **BOTH ACTIONS WOULD BE SUBJECT TO APPEAL AND PUBLIC NOTICE; AND,**
 - **THE ORDINANCE ALSO INCLUDED A COMPLAINT PROCESS WHICH ALLOWS PROPERTY OWNERS TO COMMENT REGARDING UNAUTHORIZED LANDINGS.**
DIRECTOR GITELMAN ALSO REPORTED THE FOLLOWING:
 - **THE BOARD OF SUPERVISORS APPROVED AN INCREMENTAL FEE INCREASE OF THE HOURLY BILLING RATES FOR PLANNING AND PUBLIC WORKS WHICH WOULD TAKE PLACE OVER THE NEXT THREE YEARS. THE INCREASE INCLUDED A COMMITMENT TO CONDUCT A COMPREHENSIVE REVIEW OF THE FEE STRUCTURE;**
 - **A JOINT MEETING WITH THE BOARD OF SUPERVISORS HAD BEEN SCHEDULED FOR MAY 9, 2006 AT 9:15 A.M. TO DISCUSS THE GENERAL PLAN UPDATE AND CODE ENFORCEMENT;**

4. Continued.

- **THE GENERAL PLAN STEERING COMMITTEE HAD MADE GOOD PROGRESS WITH THEIR DISCUSSION OF THE ECONOMIC DEVELOPMENT AND HOUSING ELEMENTS; AND,**
- **THE AIRPORT INDUSTRIAL AREA SUBCOMMITTEE WOULD BE MEETING ON MAY 8, 2006.**

DEPUTY DIRECTOR OF CONSERVATION, DEVELOPMENT AND PLANNING STEVE LEDERER REPORTED THE FOLLOWING:

- **THE BOARD OF SUPERVISORS HAD ESTABLISHED AN ADHOC SUBCOMMITTEE TO DISCUSS ROAD AND STREET STANDARDS AS IT RELATED TO THE WIDTH OF WINERY ROADS. THE FIRST MEETING WOULD BE MAY 1, 2006. AS A RESULT, THE FULTON WINERY PROJECT APPEAL HAD BEEN WITHDRAWN PENDING THE RESULTS OF THE ADHOC COMMITTEE;**
- **THE STANLEY LANE PUMPKIN PATCH REQUESTED AN ADMINISTRATIVE DETERMINATION FROM STAFF TO ESTABLISH A DELI AT THE STANLEY LANE FACILITY BASED ON THEIR 1996 VOTER INITIATIVE; AND,**
- **THE DAVID ABRAMS' APPEAL OF THE MONDAVI WINERY PROJECT WOULD GO BEFORE THE BOARD OF SUPERVISORS ON MAY 16, 2006.**

DEPUTY DIRECTOR LEDERER ALSO REPORTED THAT THE WOODBRIDGE/ONE TRUE VINE USE PERMIT WOULD BE BROUGHT BACK TO THE COMMISSION DUE TO APPARENT VIOLATIONS OF THE CONDITIONS OF APPROVAL.

COMMISSIONER KING REQUESTED THAT THIS ITEM BE AGENDIZED FOR THE NEXT MEETING.

5. Agenda Review.

AGENDA REVIEWED – NO CHANGES

Public Hearings

6. Items to be decided without additional testimony.

NONE

7. **MICHAEL FENNELL/FENNELL, HALL AND MCDEVITT/SUSCOL CREEK WINERY – USE PERMIT REQUEST #P05-0434-UP**

California Environmental Quality Act (CEQA) Status: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: traffic, biological resources, hydrology and water quality.

Request: Approval of a Use Permit to establish a new 200,000 gallon per year custom-crush winery with: (1) a 61,281 square foot winery building with no caves to be constructed in two phases - Phase I consists of a 30,750 square foot barrel storage and fermentation building with a 15,306 square foot covered canopy including 2,000 square feet of office, a laboratory and an employee area; Phase II consists of adding an additional 12,600 square feet of barrel storage, and a 2,625 square foot office and tasting room for a winery totaling approximately 47,975 square feet; (2) 13 full-time employees, with three additional full-time and five part-time employees at harvest

7. Continued.

season; (3) 36 on-site parking spaces with a loading dock for three vehicles; (4) tours and tasting by appointment only; (5) a marketing plan with two weekly trade tastings for up to five persons per event; and two weekly catered lunches or dinners with up to 20 persons per event; and,(6) a modification to the AIASP site development standards to allow a new waste water treatment pond, spray fields and access road within 75 ft. of the 150 ft. Suscol Creek setback, and environmental enhancement of the remaining areas within 75 ft. of the creek. The project is located on a 10.32 acre parcel on the south side of Soscol Ferry Road approximately 1,400 feet west of its intersection with Napa-Vallejo Highway (State Highway 12/29) within the Napa County Airport Industrial Area and a GI:AC (General Industrial: Airport Compatibility) combination zoning district Napa. (Assessor’s Parcel #: 057-170-018) (Continued from April 19, 2006)

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6 AND ADOPTED THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORT PROGRAM.

JK-DG-TS-BF-RJ

N X

THE COMMISSION APPROVED USE PERMIT #P05-0434-UP BASED ON FINDINGS #9 THROUGH #16 AND SUBJECT TO CONDITONS OF APPROVAL #1 THROUGH #24, AS REVISED.

JK-DG-TS-BF-RJ

N X

8. PLUMPJACK WINERY – USE PERMIT REQUEST #P05-0389-UP

CEQA Status: See Item #9.

Request: Approval of a Use Permit to establish a new 30,000 gallon per year winery with: (1) a winery production building consisting of 6,813 square feet, an administration building consisting of 4,820 square feet and 14,290 square feet of caves for a winery totaling 25,960 square feet; (2) 1,850 square feet of covered work areas; (3) five full-time and one part-time employees; (4) eleven parking spaces; (5) tours and tasting by appointment only with 75 visitors per week, not exceeding 15 visitors per day; (6) a Marketing Plan with 15 activities per year with an average of 30 and a maximum of 50 attendees at each event; (7) construction of a septic system; and (8) road improvements. The project is located on a 53.90 acre parcel on the west side of Howell Mountain Road approximately 2,500 feet north of its intersection with White Cottage Road and 1,500 feet southwest of its intersection with College Avenue within an AW (Agricultural Watershed) zoning district. (Assessor’s Parcel #: 024-331-001) Angwin, CA.

SEE ITEM #9

9. PLUMPJACK WINERY – USE PERMIT EXCEPTION REQUEST #P06-0139-UP-CONSESTR

CEQA Status: Negative Declaration prepared. According to the proposed Negative Declaration the proposed project would not have any potentially significant environmental impacts. Request: Approval of a Use Permit Exception to the Conservation Regulations to construct caves and a portion of the winery production building on slopes that exceed 30%. The project is located on a 53.90 acre parcel on the west side of Howell Mountain Road approximately 2,500 feet north of its intersection with White Cottage Road and 1,500 feet south west of its

9. Continued.

intersection with College Avenue within an AW (Agricultural Watershed) zoning district.
(Assessor's Parcel #: 024-331-001) Angwin, CA.

ITEM #9 AND #10 HEARD TOGETHER

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6, ADOPTED THE NEGATIVE DECLARATION AND APPROVED USE PERMIT #P05-0389-UP BASED ON FINDINGS #9 THROUGH #14, AND APPROVED USE PERMIT #P06-0139-CONSESTR BASED ON FINDINGS #14 THROUGH #20 AND SUBJECT TO CONDITIONS OF APPROVAL #1 THROUGH #22, AS REVISED.

TS-DG-JK-BF-RJ

X

10. City referrals.
NONE

11. Discussion of Items for May 9 and 17, 2006

DEPUTY DIRECTOR LEDERER ADVISED OF THE FOLLOWING:

- **REVOCAION HEARING OF FOR A USE PERMIT;**
- **CLOSED SESSION;**
- **PUBLIC HEARING ON REVISIONS TO THE VIEWSHED ORDINANCE;**
- **REVIEW OF THE IMPROVEMENTS REGARDING THE MATCH WINERY;**
- **PARCEL MAP REQUEST; AND,**
- **DISCUSSION AND POSSIBLE ACTION REGARDING WOODBRIDGE/ONE TRUE VINE USE PERMIT.**

12. Commissioner Comments.

COMMISSIONER SCOTT STATED HE WOULD NOT BE PRESENT AT THE JUNE 7, 2006 MEETING.

COMMISSIONER GRAVES STATED HE WOULD NOT BE PRESENT AT THE MAY 9, 2006 MEETING.

13. Zoning administrator action for April, 2006.
NOT DISCUSSED

14. Future agenda items.

- #03409-UP, 5/17/06
MATCH WINERY ROAD IMPROVEMENT REVIEW
- #P04-0551-UP, 6/7/06
ONE TRUE VINE
- #03318-UP, 10/4/06
JOHN CALDWELL & VINEYARDS, LLC

14. Continued.

- #02082-UP, 1 YEAR AFTER OPENING
DEL DOTTO
- #03457-UP, 1 YEAR AFTER OPENING
TWO SISTERS/PECOTA
- STANDARD CONDITIONS FOR BUILDING COLORS, 6/21/06

15. Adjournment.

**ADJOURNED TO THE REGULAR MEETING OF THE CONSERVATION,
DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, APRIL 20,
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