

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

December 6, 2006

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, DECEMBER 6, 2006 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR JAGER AT 9:01 A.M.
2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: CHAIR JAGER, COMMISSIONERS TERRY SCOTT, JIM KING, HEATHER PHILLIPS, AND BOB FIDDAMAN.
3. Pledge of Allegiance.
DONNA OLDFORD 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.
CONSERVATION, DEVELOPMENT AND PLANNING DIRECTOR HILLARY GITELMAN UPDATED THE COMMISSION ON THE FOLLOWING MATTERS:
 - **THAT THE BOARD OF SUPERVISORS RECENTLY UPHELD THE COMMISSION'S DECISION REGARDING THE PATRINO PROJECT;**
 - **LITIGATION WOULD BE PURSUED FOR SEVERAL CODE ENFORCEMENT PROBLEMS; AND,**
 - **THE FIRST CLOSED SESSION REGARDING THE CODE ENFORCEMENT ISSUES WAS PLANNED FOR THE COMMISSION'S FIRST MEETING IN JANUARY.**
DIRECTOR GITELMAN ALSO UPDATED THE COMMISSION ON GENERAL PLAN HEARINGS.
7. Agenda Review.
SUPERVISING PLANNER ROBERT NELSON REVIEWED THE AGENDA – NO CHANGES.
8. Items to be decided without additional testimony.
THE COMMISSION APPROVED CONSENT AGENDA ITEMS #10 AND #13.
TS-JK-HP-BF-RJ

9. **O'NEILL / Mullin, LLC. – TENTATIVE PARCEL MAP REQUEST
#P06-0166-LANDDIV**

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: biology and hydrology.

Request: Approval to subdivide one existing parcel of 21.79 acres into 11 parcels ranging in size from 1 acre to 2.63 acres. The parcel is located on the southwest side of Devlin Road approximately 3,000 feet southeast of its intersection with Soscol Ferry Road within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-020-025).

PUBLIC HEARING HELD – TESTIMONY PRESENTED

**THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6, ADOPTED THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PLAN AND APPROVED THE TENTATIVE PARCEL MAP, FILE #P06-0166-LANDDIV, BASED ON FINDINGS #10 THROUGH #16, SUBJECT TO THE REVISED CONDITIONS OF APPROVAL # 1 THROUGH #10.
TS-BF-JK-HP-RJ**

10. **FARHAD RAZI TRUST / RAZI WINERY – USE PERMIT MODIFICATION #P06-0190-MODMINOR**

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 to modify Use Permit #U-358788 for an existing winery to demolish a 1,300 square foot garage and construct a 3,000 square foot building to be used for wine storage, tasting room and office space for a winery totaling 4,600 square feet. No other changes are proposed. The project is located on a 14.55-acre parcel on the east side of Silverado Trail approximately 1,600 feet north of its intersection with Hardman Avenue within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 039-600-001). 3106 Silverado Trail, Napa.

SEE ITEM #8.

11. 9:30 A.M. - Public Hearing.

**STATUS REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING COMPLIANCE WITH USE PERMIT FOR # U 5-68, LEWIS / VALLEJO – PULL-APART LOCATED AT 2744 GREEN ISLAND ROAD, AMERICAN CANYON, CA..
APN #058-060-001.**

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION DIRECTED STAFF TO COMMENCE REVOCATION PROCEEDINGS WITH THE AIM OF HAVING THE USE PERMIT AND OPERATION OF THE BUSINESS BE SUSPENDED UNTIL OUTSTANDING VIOLATIONS OF THE PRESENT CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

JK-BF-TS-HP-RJ

12. **STATUS REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING COMPLIANCE WITH THE COUNTY'S NOISE ORDINANCE AT THE COSENTINO WINERY #03474-UP, 7415 ST HELENA HIGHWAY NAPA, CA. APN #027-540-013.**
DEPUTY DIRECTOR JOHN MCDOWELL PRESENTED REPORT.
13. **STATUS REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING COMPLIANCE WITH USE PERMIT FOR JAYSON WOODBRIDGE / ONE TRUE VINE #P04-0551-UP, 565 CRYSTAL SPRINGS ROAD, ST. HELENA, CA. APN #021-072-044-000. (TO BE CONTINUED TO JANUARY 3, 2007).**
SEE ITEM #8.
14. **ANNUAL WINERY PRODUCTION AUDIT.**
Presentation and discussion of first annual Winery Production Audit Report.
ASSISTANT DIRECTOR PATRICK LYNCH PRESENTED REPORT.
15. **REGIONAL HOUSING NEEDS ALLOCATION PROCESS.**
Presentation and discussion of Association of Bay Area Governments (ABAG) Housing Allocation Methodology.
COMMUNITY PARTNERSHIP MANAGER HOWARD SIEGEL PRESENTED REPORT.
16. Review and adoption of Commission 2007 schedule.
ADOPTED SCHEDULE TS-JK-HP-BF-RJ
17. City Referrals:
NONE
18. Discussion of items for the January 3, 2007 meeting.
DEPUTY DIRECTOR MCDOWELL ADVISED THAT THE FOLLOWING MATTERS WERE TENTATIVELY SCHEDULED FOR DISCUSSION AT THE JANUARY 3, 2006 MEETING:
 - **CLOSED SESSION ON CODE COMPLIANCE;**
 - **PARCEL MAP REQUEST;**
 - **SAGE CANYON WINERY PROJECT;**
 - **WOODBIDGE QUARTERLY COMPLIANCE REVIEW; AND,**
 - **A REAPPOINTMENT TO THE FARMWORKER OVERSIGHT COMMITTEE.**
19. Commissioner Comments.
COMMISSIONER KING REPORTED THAT HE HAD RECENTLY ATTENDED A PLANNING CONFERENCE AT SONOMA STATE UNIVERSITY WHERE HE LEARNED THAT DAN CURTIN, ALSO KNOWN AS THE "GODFATHER OF LAND USE LAW IN CALIFORNIA," HAD PASSED AWAY.

20. Zoning Administrator actions for November 2006.
DEPUTY DIRECTOR MCDOWELL REPORTED THAT A VARIANCE REQUEST HAD BEEN APPROVED.
21. Future Agenda Items.
- #02082-UP, 1 Year after opening
DEL DOTTO
 - #03457-UP, 1 Year after opening
TWO SISTERS/PECOTA
 - #03409-UP, May, 2007
MATCH WINERY
22. Adjournment.
ADJOURNED TO ANNUAL PLANNING COMMISSION LUNCHEON.

TERRY SCOTT, Chair

ATTEST:

HILLARY GITELMAN
Secretary-Director

C. RENEE LEDERER, Clerk

Key

Vote: HP = Heather Phillips; 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