

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

July 6, 2005

1. Call To Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, JULY 6, 2005 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.
MR. WAGNER 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.
 - Board of Supervisors Actions
HILLARY GITELMAN, DIRECTOR, CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT, REPORTED ON JUNE 21, 2005 DISCUSSION WAS HELD WITH THE BOARD OF SUPERVISORS REGARDING THEIR DESIRE TO BRING THE DEFINITION OF MARKETING OF WINE INTO THE TWENTY-FIRST CENTURY. THE BOARD REQUESTED STAFF DEVELOP AN ORDINANCE THAT WOULD ALLOW GREATER FLEXIBILITY WHEN WINERIES ARE DEFINING EVENTS THAT CONSTITUTE MARKETING. STAFF IS LOOKING AT POTENTIAL AMENDMENTS TO THE CODE AND ANTICIPATE HAVING THE COMMISSION REVIEW THOSE AMENDMENTS IN SEPTEMBER, 2005.

 - THE BOARD APPOINTED A STEERING COMMITTEE FOR THE GENERAL PLAN ON JUNE 28, 2005. THE FIRST MEETING WILL BE JULY 27, 2005. THE COMMITTEE WILL BE SWORN-IN AND WILL REVIEW THE SCHEDULE AND THE TASK. TWO CONSULTANTS WILL BE INTERVIEWED ON JULY 7, 2005.**

6. Continued.

MS. GITELMAN THANKED CHAIR FIDDAMAN AND COMMISSIONER GRAVES FOR PARTICIPATING IN THE SELECTION PROCESS.

- Compliance Report (Signorello)

STEVE LEDERER, DEPUTY PLANNING DIRECTOR, REPORTED A LETTER WAS RECEIVED FROM A NEIGHBOR OF THE SIGNORELLO WINERY, WHICH STATED THE SITUATION HAS BEEN PLEASANT SINCE THE PREVIOUS TIME THE WINERY WAS BEFORE THE COMMISSION WITH THE EXCEPTION OF THE WINERY AUCTION WHICH WAS HELD UNTIL AFTER 11 P.M. MR. SIGNORELLO HAS BEEN ASKED TO SPEAK TO HIS NEIGHBOR.

- Other Department Activities

MR. LEDERER REPORTED DON BARELLA, FORMERLY WITH THE CITY OF NAPA AND CITY OF CONCORD, WAS RECENTLY HIRED AS THE NEW PLANNER FOR THE CONSERVATION DEPARTMENT. RON GEE, FORMERLY WITH THE COUNTY OF ALAMEDA, WILL BEGIN WORKING AS A NEW PLANNER IN THE PLANNING DEPARTMENT IN APPROXIMATELY TWO WEEKS. VICTORIA HARLAN IS THE NEW BUSINESS MANAGER WHO WILL BE WORKING WITH THE ADMINISTRATIVE STAFF AND MANAGING ADMINISTRATIVE FUNCTIONS.

7. Agenda Review.
NO CHANGES

8. Items to be decided without additional testimony.
NONE

Public Hearings

9. **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 OPENED – TESTIMONY PRESENTED.

9. Continued.

MOTION OF INTENT TO APPROVE THE PROJECT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15303 OF THE CEAQ GUIDELINES (CLASS 3: NEW CONSTRUCTION OF SMALL STRUCTURES) AND NAPA COUNTY'S LOCAL PROCEDURES IMPLEMENTING CEQA (SECTION 10: SMALL WINERIES) BASED ON FINDINGS IN ENVIRONMENTAL ANALYSIS 10 THROUGH 14 AND 9 AND TO ISSUE A NOTICE OF EXEMPTION.

TS-DG-RJ-JK-BF

MOTION OF INTENT TO APPROVE USE PERMIT P04-0421-UP BASED ON FINDING 14 THROUGH 23 AND SUBJECT TO ATTACHED CONDITIONS OF APPROVAL 1 THROUGH 21 AS REVISED BY STAFF AND RESUBMITTED FOR FINAL APPROVAL AT OUR NEXT MEETING.

TS-DG-RJ-JK-BF

X X

PUBLIC HEARING CONTINUED TO JULY 20, 2005

TS-DG-RJ-JK-BF

10. **COSENTINO WINERY, LLC. – USE PERMIT MODIFICATION REQUEST #03474-UP**
CEQA Status: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: noise.
Request: Approval of a Use Permit Modification to: (1) disestablish and dismantle parts of the current joint wastewater system used by Cosentino Winery and the neighboring Mustards Grill; (2) establish a new independent wastewater system for Cosentino Winery consisting of a separate sanitary and winery wastewater process and disposal systems; and, (3) refurbish the pond one located on the Cosentino property. The project is located on a 4.29-acre parcel on the west side of St. Helena Highway (State Highway 29) approximately 1,000 feet south of Yount Mill Road within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel # 027-540-013) 7415 St. Helena Highway, Napa, CA.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED ENVIRONMENTAL FINDINGS 1 THROUGH 6, ADOPT THE MITIGATED NEGATIVE DECLARATION, PROJECT REVISION STATEMENT AND MITIGATION MONITORING PLAN.

TS-JK-RJ-JK-BF

THE COMMISSION APPROVED USE PERMIT #03474-UP BASED ON FINDINGS 9 THROUGH 13 AND SUBJECT TO ATTACHED CONDITIONS OF APPROVAL 1 THROUGH 13 AS REVISED TODAY.

TS-JK-RJ-JK-BF

Other Business

11. City Referrals.
NONE

12. Discussion of items for the July 20, 2005 meeting:
MR. LEDERER ADVISED OF THE FOLLOWING:

ONE TRUE VINE, LLC. - USE PERMIT REQUEST #P04-0551

RENTERIA VINEYARD MANAGEMENT / OSCAR RENNERIA ET AL TR / RENNERIA WINERY – USE PERMIT REQUEST #04046-UP

13. Commissioner Comments.
COMMISSIONER KING ASKED TO CLARIFY THE DATE OF THE FIRST GENERAL PLAN MEETING AND WHAT WOULD BE DISCUSSED.

MR. LEDERER STATED THE MEETING WOULD BE SPECIFICALLY FOR DISCUSSION OF THE GENERAL PLAN, BUT IF COMMISSIONERS HAD BROAD TOPICS THEY WOULD LIKE TO DISCUSS, THERE WILL BE TIME ALLOTTED.

COMMISSIONER SCOTT INQUIRED ABOUT THE STATUS OF WEDDINGS AT WINERIES.

MR. LEDERER STATED THE BOARD DIRECTED STAFF TO PREPARE AN ORDINANCE FOR THE REVIEW OF THE PLANNING COMMISSION THAT WOULD BROADEN THE DEFINITION OF MARKETING TO INCLUDE SOCIAL AND BUSINESS ACTIVITIES SUCH AS WEDDINGS AND BUSINESS MEETINGS THAT MAY INVOLVE WINE BEING TASTED, SOLD, OR EDUCATIONALLY DISCUSSED.

COMMISSIONER TERRY SCOTT WOULD LIKE TO SEE GROUPS SUCH AS THE NAPA VALLEY BRANCH OF THE INTERNATIONAL WINE AND FOOD SOCIETY INCLUDED IN THE CONSIDERATION OF NON-TRADITIONAL MARKETING.

14. Zoning Administrator Actions for June 2005.
NONE

15. 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

- Viewshed Ordinance Review.
- Joint Meeting with Board of Supervisors, October 11, 2005.

15. Continued.

- #03409-UP, 5/17/06

MATCH WINERY ROAD IMPROVEMENT REVIEW

Adjournment.

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