

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

July 20, 2005

1. Call To Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, JULY 20, 2005 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR FIDDAMAN AT 9:01 A.M.

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

3. Pledge of Allegiance.
HILARY GITELMAN, DIRECTOR, CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT 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
NOT DISCUSSED

 - Compliance Report (Signorello)
NOT DISCUSSED

 - Other Department Activities
HILARY GITELMAN, DIRECTOR, CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT, REPORTED THE STAFF HAS DEVELOPED A PUBLIC INFORMATION HANDOUT REGARDING WINERY USE PERMIT. THE HANDOUT ATTEMPTS TO CLARIFY THE CODE REFERENCES TO WINERY PRODUCTION AND PRODUCTION CAPACITY. COPIES WILL BE

6. Continued.

**MADE AVAILABLE TO THE COMMISSION AND THE GENERAL PUBLIC IN
THE PLANNING DEPARTMENT.**

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.

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

TS-RJ-DG-JK-BF

X X

THE COMMISSION APPROVED USE PERMIT P04-0421-UP BASED ON FINDING 14 THROUGH 23 AS REVISED TODAY AND SUBJECT TO CONDITIONS OF APPROVAL 1 THROUGH 21.

TS-RJ-DG-JK-BF

X X

10. **RENTERIA VINEYARD MANAGEMENT / OSCAR RENNERIA ETAL TR / RENNERIA WINERY – USE PERMIT REQUEST #04046-UP**

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: aesthetics, air quality, biological resources, hydrology, noise, transportation.

Request: Approval of a Use Permit to establish a new 18,000 gallon per year winery with: (1) a new 7,154 square foot winery building, a 1,790 square foot mechanical room, and 4,400 square feet of new caves (to be utilized for winery storage) for a winery totaling 12,444 square feet; (2) a 1,728 square foot covered outdoor crush pad; (3) two full-time and up to six part-time employees during harvest/crush; (4) eight parking spaces; (5) a maximum of seven tours and tasting by prior appointment per week with a maximum of 8 visitors in attendance at each; (6) a marketing plan that includes: a maximum of three food and wine pairing activities per month with a maximum of 24 persons per event, a maximum of two industry open house events per year with a maximum of 60 persons in attendance at each event, and a maximum of two wine auction events per year with 100 persons in attendance at each event; (7) construction of a private access road; (8) construction of two wastewater treatment systems, one for sanitary waste and the other for winery process wastewater; and (9) two water storage tanks with a total capacity of 10,600 gallons. This project is located on a 55.12-acre parcel, located on the south side of Partrick Road, approximately 2.5 miles west from its intersection with Browns Valley Road within an Agricultural Watershed (AW) zoning district. (Assessor's Parcel #: 050-010-013) 1727 Partrick Road, Napa.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED ENVIRONMENTAL FINDINGS 1 THROUGH 7 AS REVISED AND RECIRCULATED, ADOPT THE MITIGATED NEGATIVE DECLARATION AS REVISED AND RECIRCULATED, AND THE MITIGATION MONITORING REPORTING PROGRAM.

TS-RJ-DG-JK-BF

X X

THE COMMISSION APPROVED USE PERMIT # 04046-UP #03474-UP BASED ON FINDINGS 10 THROUGH 14 AND SUBJECT TO ATTACHED CONDITIONS OF APPROVAL 1 THROUGH 13 AS REVISED.

TS-RJ-DG-JK-BF

X X

Other Business

11. City Referrals.
NONE

12. Discussion of items for the August 3, 2005 meeting:
MS. GITELMAN ADVISED OF THE FOLLOWING:

THERE ARE NO SCHEDULED ITEMS FOR THIS DATE; THEREFORE THE MEETING WILL BE CANCELLED. THE NEXT MEETING WILL BE AUGUST 17, 2005.

13. Commissioner Comments.

BOB NELSON INTRODUCED THE NEW PLANNER, RONALD GEE, TO THE COMMISSION.

COMMISSIONER SCOTT STATED THE CALIFORNIA COUNTY PLANNING COMMISSIONERS ASSOCIATION CONFERENCE WILL BE THE LAST WEEKEND OF OCTOBER IN SAN DIEGO. THERE ARE FUNDS AVAILABLE IN THE BUDGET FOR CONFERENCES AND RECOMMEND COMMISSIONERS ATTEND.

MS. GITELMAN AGREED AND CONFIRMED THE FUNDS ARE AVAILABLE, AND ASKED THE COMMISSIONERS TO SPEAK WITH MR. LEDERER IF THEY WOULD LIKE TO ATTEND.

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.

- #03409-UP, 5/17/06

MATCH WINERY ROAD IMPROVEMENT REVIEW

Adjournment.

**ADJOURNED TO THE REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT
AND PLANNING COMMISSION, WEDNESDAY, AUGUST 3, 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