

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

November 2, 2005

1. Call To Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN A JOINT SESSION WITH THE AIRPORT LAND USE COMMISSION, WEDNESDAY, NOVEMBER 2, 2005 AT 9:00 A.M. (SEE AIRPORT LAND USE COMMISSION MINUTES DATED NOVEMBER 2, 2005) THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION MEETING WAS CALLED TO ORDER BY CHAIR FIDDAMAN AT 9:47 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.
PLEDGE WAS LED PREVIOUSLY AT AIRPORT AND LAND USE COMMISSION.
4. Citizen Comments and Recommendations.
NONE
5. Approval of Minutes.
NONE
6. Director's Report / Deputy Director's Report.
HILLARY GITELMAN, DIRECTOR, CONSERVATION, DEVELOPMENT AND PLANNING, REPORTED ON THE GENERAL PLAN AND EIR PREPARATION. TWO PUBLIC SCOPING MEETINGS PLANNED ON NOVEMBER 9TH AND 10TH. SHE ENCOURAGED COMMISSIONERS TO ATTEND. SHE ALSO REPORTED ON THE GENERAL PLAN STEERING COMMITTEE MEETING. THE MEETING WAS ABOUT CIRCULATION ISSUES. THE BOARD OF SUPERVISORS HAD A DISCUSSION REGARDING THE PROPOSED BALLOON LAUNCH FACILITY IN YOUNTVILLE. THE BOARD DIRECTED THAT A BALLOON OWNERS COMPLY WITH CODE OF CONDUCT BE IMPLEMENTED. THE BOARD ALSO CHOSE NOT TO PROCEED WITH ANY CHANGES TO THE MARKETING ORDINANCE PERMITTING WEDDINGS AT WINERIES. THE BOARD FURTHER APPROVED THE HOUCK PROJECT UNDER A SPLIT VOTE. THE BOARD WILL BE HEARING THE ZONING APPEAL OF THE SATTUI WINERY, SUGGESTED CHANGES TO TEMPORARY EVENTS AND A NUMBER OF MISCELLANEOUS CODE CHANGE PROPOSALS.

STEVE LEDERER, DEPUTY PLANNING DIRECTED REPORTED ON FOUR NON-COMPLIANCE ITEMS:
WOODBRIGE WINERY HAS BEEN PUT ON NOTICE AND FINED. DISCUSSION ENSUED. IT WILL BE BROUGHT BACK TO THE COMMISSION FOR A POSSIBLE REVOCATION HEARING.
CALDWELL WINERY HAS BEEN RESOLVED, NO FURTHER ACTION REQUIRED. CAFÉ 29, NOW RICK'S CAFÉ, HEARING WAS CONDUCTED BY ENVIORNMENTAL MANAGEMENT. BECAUSE OWNER'S SIGNATURE WAS NOT VALID

ENVIRONMENTAL MANAGEMENT HAS GIVEN THEM TWO WEEKS TO APPLY OR REVOKE THEIR FOOD PERMIT.

6. Continued

NOTICE OF VIOLATION AT 20 CHATEAU LANE, WHICH IS SHORT TERM RENTAL UNIT, AND IS NOT ALLOWED. THIS WAS ALSO A FARMWORKER UNIT AS OPPOSED TO A SECOND UNIT.

7. Agenda Review.

AGENDA REVIEWED WITH THE FOLLOWING CHANGES: ITEMS #8 AND #9 REQUEST FOR CONTINUANCE UNDER CONSENT WITHOUT FURTHER TESTIMONY.

REMAINING ITEM FOR HEARING IS ITEM #10.

Public Hearings

8. **MARC & JANICE MONDAVI TRUST - USE PERMIT EXCEPTION #P05-0056-UP**

CEQA Status: See Item # 9.

Request: Approval of a Use Permit Exception to the County Conservation Regulations Section 18.108.027(B) regarding vegetation clearing and the maintenance of a minimum of sixty percent of the canopy cover on the parcel that existed on June 16, 1993. The project is located on a 20 acre parcel on the north side of Las Posadas Road approximately ½ mile west of its intersection with Cold Springs Road within an AW:AC (Agricultural Watershed: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 024-300-065) 383 Las Posadas Road, Angwin. (Applicant and staff request continuance to December 7, 2005)

THE COMMISSION CONTINUED THIS MATTER TO DECEMBER 7, 2005.

TS-DG-RJ-JK-BF

9. **MARC & JANICE MONDAVI TRUST – USE PERMIT REQUEST #P05-0056-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: noise and traffic.

Request: Approval of a Use Permit to establish a new 35,000-gallon per year winery with: (1) 17,130 square feet of building (s) and 16,600 square feet of caves for a winery totaling 33,730 square feet; (2) 1,150 square feet of covered work area; (3) three full and two part-time employees; (4) nine parking spaces; (5) tours and tasting by appointment only with eight visitors per week; (6) a marketing plan to include: 24 events per year, with an maximum 25 persons each; two industry open house events, maximum 60 persons; one Napa Valley Wine Auction event per year with a maximum of 125 persons and one private auction event with a maximum of 125 persons; and, (7) construction of a Techqua on-site drip and sanitary wastewater system requiring a permit. The project is located on a 20 acre parcel on the north side of Las Posadas Road approximately ½ mile west of its intersection with Cold Springs Road within an AW:AC (Agricultural Watershed: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 024-300-065) 383 Las Posadas Road, Angwin. (Applicant and staff request continuance to December 7, 2005)

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10. **APPLICANT: HCV Napa Associates, LLC**
PROJECT NAME: Montalcino at Napa Golf Course
FILE NUMBERS: #P05-0218-ORD, #P05-0219-ORD, #P05-0220-MOD
CEQA Status: Pursuant to Section 15162(c) of the State CEQA Guidelines, a Draft Subsequent Environmental Impact Report (EIR) has been prepared and finds that proposed project will result in new potential impacts not adequately addressed in the previously certified Montalcino at Napa Resort EIR in the following areas: Agricultural Resources, Hydrology, Biological Resources, and Cultural Resources. No substantial changes requiring major revision of the previously certified EIR will occur in the following areas: Land Use and Planning, Traffic and Circulation, Air Quality, Noise, Aesthetics, Community Services, Geology, and Population and Housing. The project site is not on any of the lists of hazardous waste sites, but it is adjacent to a hazardous waste site enumerated under Section 65962.5 of the Government Code.
PROJECT DESCRIPTION: Receive comments on the draft Environmental Impact Report for the request for approval to construct an 18-hole championship golf course as a new component to the previously approved Montalcino at Napa Resort Hotel including the following requests: 1) a Zoning Map Amendment to rezone the property from AW:AC (Agricultural Watershed: Airport Compatibility Combination) to PL:AC (Public Lands: Airport Compatibility Combination); 2) A Zoning Ordinance Text Amendment to add Section 18.50.030.H (Public Lands: Allowed Uses) to allow recreational and other uses requiring no on-site buildings and utilizing an average of not less than 250 acre-feet of recycled water annually; and, 3) a Major Modification to Use Permit #98177-UP (Montalcino at Napa Resort project) to add the proposed golf course as an ancillary use to the resort. The approved resort project site is located 1,500 feet west of Devlin Road, 750 feet south of Soscol Ferry Road and north of the Napa County Airport. The proposed golf course is located on approximately 266 acres immediately west and adjacent to the approved resort. (Assessor's Parcel #'s: 057-010-036, 057-010-037) 1221 & 1225 Soscol Ferry Road, Napa.
COMMENTS PRESENTED AND NO ACTION WAS TAKEN AT THIS TIME BY THE COMMISSION.

Other Business

11. City Referrals
NONE
12. Discussion Of Items for the November 16, 2005 Meeting.
AIRPORT LAND USE COMMISSION DISCUSSION OF MONTALCINO GOLF COURSE.

TWO PUBLIC HEARING MATTERS:
GEISS PROPERTY OWNER (ST. HELENA OLIVE COMPANY) APPLICATION FOR WINE TASTING SHOP.
CARNEROS INN REQUESTS TO INSTALL A TRAFFIC SIGNAL.

UNDER OTHER BUSINESS:
THE WOODBRIDGE ISSUE WILL BE ON THE AGENDA. THE APPLICANT IS REQUESTED TO BE AT THE MEETING.
UPDATE ON THE CAFÉ 29 AND THE ILLEGAL RENTAL ISSUE.

13. Commissioner Comments.
COMMISSIONER SCOTT REPORTED ON THE CONFERENCE OF THE COUNTY COMMISSIONERS IN SAN DIEGO THAT HE ATTENDED ALONG WITH COMMISSIONERS KING AND FIDDAMAN.
14. Zoning Administrator Action for October, 2005.
ACTIONS ARE AS AGENDIZED IN THE PACKET.
15. Future Agenda Items.
- #02082-UP, 1 YEAR AFTER OPENING
 - #03457-UP, 1 YEAR AFTER OPENING
 - #03318-UP, 1 YEAR AFTER OPENING
 - #03409-UP, MAY 17, 2006
 - #P04-0551-UP 6 MONTHS AFTER OPENING
16. Adjournment.
ADJOURNED TO THE REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, NOVEMBER 16, 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