

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

December 7, 2005

1. Call To Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET ON WEDNESDAY, DECEMBER 7, 2005 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY VICE-CHAIR KING AT 9:03 A.M. .
2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: COMMISSIONERS RICH JAGER, TERRY SCOTT, DAVID GRAVES AND VICE-CHAIR JIM KING. CHAIR FIDDAMAN WAS EXCUSED.
3. Pledge of Allegiance.
DON RIDENHOUR, ASSISTANT DIRECTOR OF PUBLIC WORKS, LED THE SALUTE TO THE FLAG
4. Citizen Comments and Recommendations
NONE
5. Approval of Minutes
NONE
7. Director's Report/Deputy Director's Report
**BOARD OF SUPERVISORS ACTIONS:
STEVE LEDERER, DEPUTY PLANNING DIRECTOR, REPORTED ON THE BOARD OF SUPERVISORS ACTION REGARDING THE ZONING ADMINISTRATOR'S DECISION ON THE V. SATTUI WINERY. THE BOARD DETERMINED THAT THE WEDDINGS CONDUCTED PRE-1990 WERE LEGAL AND CAN CONTINUE THE PRACTICE. POST WEDDING DECISION ORDINANCE CANNOT CONDUCT WEDDINGS.
COMPLIANCE REPORT:
MR. LEDERER GAVE AN UPDATE ON THE HIGHWAY 29 (RICK'S CAFÉ) ADVISED THAT THE OWNER FAILED TO UPDATE THE SEPTIC SYSTEM AS REQUIRED AND THEREFORE THE HEALTH PERMIT HAS BEEN REVOKED AND THE BUSINESS HAS CLOSED.
HE FURTHER REPORTED ON THE WOODBRIDGE ISSUE AND THE REQUEST FOR REVOCATION WILL BE RETURNING TO THE COMMISSION ON JANUARY 18, 2006.**
- Other Department Activities
NONE
7. Presentation by Napa Sanitation District on their Recycled Water Program
PRESENTATION MADE
8. Presentation by Department of Public Works on the recently completed 2050 water study.
PRESENTATION MADE

9. Agenda Review
BOB NELSON, SUPERVISING PLANNER, REPORTED A REQUEST TO CONTINUE ITEM 13 FROM THE APPLICANT. HE SUGGESTED THE ITEM BE PLACED ON THE AGENDA AS A CONSENT ITEM. THE COMMISSION INQUIRED IF ANYONE WAS PRESENT TO COMMENT ON THE REQUESTED ITEM. HEARING NO RESPONSE, THE COMMISSION ELECTED TO PLACE THE MATTER ON THE CONSENT CALENDAR.

Public Hearings

10. PETER RIECHERS – VIEWSHED REQUEST #PO-0135-VIEW
CEQA STATUS: Subsequent Mitigated Negative Declaration Prepared. According to the Subsequent Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: aesthetics and biological resources. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.
Request: Approval under the Viewshed Protection Program to construct a one-story 1,000 square foot guest cottage located on the site’s ridgeline. The ridgeline, as defined in 18.106.020 of the Napa County Code, is considered a major ridgeline when viewed from Silverado Trail and a minor ridgeline when viewed from State Highway 29. The proposed guest cottage replaces a second living unit that has a previously approved building permit. The project site is located on a 76.97-acre parcel approximately 1,000-feet west of Soda Canyon Road off a private driveway that is approximately 4.0 miles north of its intersection with Silverado Trail within an AW (Agricultural Watershed) zoning district. (Assessor’s Parcel #: 032-060-029) 2297 Soda Canyon Road, Napa. (Continued from October 19, 2005)

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION ADOPTED ENVIRONMENTAL FINDINGS 1 THROUGH 7 AND ADOPTED THE SUBSEQUENT NEGATIVE DECLARATION INCLUDING THE MITIGATION MONITORING PROGRAM .

TS-RJ-DG-BF-JK

X

THE COMMISSION APPROVED VIEWSHED REQUEST #PO-0135-VIEW BASED ON FINDINGS 17 THROUGH 24 AND SUBJECT TO THE CONDITIONS OF APPROVAL.

TS-RJ-DG-BF-JK

X

11. **MARC & JANICE MONDAVI TRUST / ROCKY RIDGE WINERY – USE PERMIT EXCEPTION #P05-0056-UP**

CEQA Status: See Item #12.

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 20.65 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 #: 024-0-065) 383 Las Posadas Road, Angwin. (Continued from November 2, 2005)

HEARD CONSECUTIVELY WITH ITEM NO. 12

12. **MARC & JANICE MONDAVI TRUST / ROCKY RIDGE WINERY – 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. This project site is not on any of the lists of hazardous waste sites enumerated under Government code section 65962.5.

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 a total of 7 tastings per week and a maximum of eight persons per tasting; (6) a marketing plan to include: 24 events per year, with a maximum 25 persons each; two industry open house events with a 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 an in-ground wastewater system with a leach field. The project is located on a 20.65 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. (Continued from November 2, 2005)

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED CEQA DETERMINATION OF THE PROJECT WITH ATTACHED CONDITIONS OF APPROVAL AND APPROVAL OF ACCEPTANCE OF CONSERVATION REGULATIONS.

TS-RJ-DG-JK-BF

X

APPROVAL OF ENVIRONMENTAL FINDINGS 1 THROUGH 8 WITH ATTACHED MITIGATION AND REPORTING PROGRAM.

TS-RJ-DG-JK-BF

X

THE COMMISSION APPROVED USE PERMIT #P0-0056-UP BASED ON

FINDINGS 7 THROUGH 16 AND SUBJECT TO THE CONDITIONS OF APPROVAL AND APPROVAL OF USE PERMIT #P0-0056-UP BASED ON FINDINGS 7 THROUGH 27.

TS-RJ-DG-BF-JK
X

13. **JAMES & NANCY PASSARELLI / PASSARELLI-YARBROUGH EQUINE CLINIC – USE PERMIT REQUEST #P04-0225-UP**

CEQA STATUS: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste sites enumerated under Government code section 65962.5.

REQUEST: Approval of a Use Permit to establish: (1) a horse veterinary facility within a new 2,000 ± square foot building; and (2) a horse boarding facility with a capacity for 24 horses. The total horse boarding capacity for the site will remain unchanged with the veterinary facility boarding up to 20 horses and the boarding facility no more than five. Access to both facilities will be from an existing driveway off Haire Lane. A separate driveway off Haire Lane provides access to the existing single-family-home. The proposed use will be conducted within a prefabricated barn. Parking for 12 vehicles will be provided on site. The project is located on a 6.69 acre parcel on the south side of State Highway 12 / 121 approximately 450-feet east of its intersection with State Highway 12 / 121 and Haire Lane within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 047-380-002). 5945 Haire Lane, Napa.

PUBLIC HEARING HELD – NO TESTIMONY PRESENTED.

THE COMMISSION ADOPTED THE NEGATIVE DECLARATION AND APPROVED THE USE PERMIT REQUEST #PO04-0225.

TS-RJ-DG-JK-BF
X

14. **WILLARD FRAZIER – USE PERMIT MODIFICATION #P05-0082-UP-MODMINOR**

CEQA STATUS: Negative Declaration Prepared. According to the proposed Negative Declaration, he proposed project would have no potentially significant environmental impacts. Request: Approval to modify existing Use Permit # 98480-UP to: (1) remove the prohibition on the importation of grapes from off-site vineyards; (2) allow retail sales without an appointment; (3) allow private tours and tasting by appointment only with maximum of thirty (30) private tours and tastings by appointment per day (or a maximum of 210 persons per week); (4) modify private promotional tastings with meals from six events per year to a maximum of 24 events per year (not to exceed a maximum of four events per month); (5) modify the number of attendees at the marketing events from 40 persons per event to 60 persons per event; and, (6) modify the number of attendees for the two previously approved Wine Auction events from 75 persons to 100 persons per event. The project is located on a 45.98-acre parcel at the terminus of Rapp Lane approximately 1,050 feet north of the intersection of Second Avenue and Chateau Lane within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 052-170-042) 40 Rapp Lane, Napa.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION ADOPTED THE NEGATIVE DECLARATION AND

**APPROVED USE PERMIT #P05-0082-UP-MODMINOR WITH ATTACHED
CONDITIONS OF APPROVAL.**

TS-RJ-DG-BF-JK

X

Other Business: .

15. APPROVAL OF FINAL CALENDAR OF COMMISSION 2006 SCHEDULE
**THE COMMISSION APPROVED THE FINAL CALENDAR SCHEDULE
FOR 2006.**

TS-DG-RJ-BF-JK

X

16. CITY REFERRALS:
NONE

17. Discussion of Items for the December 21, 2005 Meeting.
**MEETING OF DECEMBER 21, 2005 IS CANCELLED.
MONTALCINO HEARD, ORDINANCE CHANGES AND
ROAD SYSTEM IN CARNEROS AREA ON JANUARY 4, 2006.
HALL PROJECT ON HIGHWAY 29 IN ST. HELENA
WOODBIDGE REVOCATION HEARING BOTH ON JANUARY 18, 2006
AND FEBRUARY 1, 2006 WERE DISCUSSED.**

18. Commissioner Comments.
**COMMISSIONER KING COMMENTED ON THE UNUSUAL MEETING
HELD TODAY AND EXPRESSED HIS APPRECIATION TO STAFF FOR
THEIR ASSISTANCE TODAY.**

19. Zoning Administrator Action for November 2005.
NONE

20. 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

21. ADJOURNMENT
**ADJOURNED TO THE REGULAR MEETING OF THE CONSERVATION,
DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY,**

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