

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

September 6, 2006

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, SEPTEMBER 6, 2006 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR JAGER AT 9:03 A.M.
2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: CHAIR JAGER, COMMISSIONERS BOB FIDDAMAN, TERRY SCOTT, DAVID GRAVES AND JIM KING.
3. Pledge of Allegiance.
NAPA COUNTY ENVIRONMENTAL MANAGER STEVE LEDERER LED THE SALUTE TO THE FLAG.
4. Citizen Comments and Recommendations.
NONE
5. Presentation to Vice-Chairman David Graves.
CHAIR JAGER PRESENTED COMMISSIONER GRAVES WITH A RESOLUTION FROM THE COMMISSION COMMENDING HIM FOR HIS NEARLY EIGHT YEARS OF SERVICE AS A NAPA COUNTY PLANNING COMMISSIONER.
6. Recess to Special Airport Land Use Commission Meeting.
SEE SPECIAL AIRPORT LAND USE COMMISSION MEETING MINUTES.
7. Director's Report / Deputy Director's Report.
CONSERVATION, DEVELOPMENT AND PLANNING DIRECTOR HILLARY GITELMAN UPDATED THE COMMISSION ON THE AGENDA PLANNED FOR THE OCTOBER 10, 2006 JOINT MEETING WITH THE BOARD OF SUPERVISORS.
8. Agenda Review.
SUPERVISING PLANNER ROBERT NELSON REVIEWED THE AGENDA – NO CHANGES.

COMMISSIONER SCOTT REQUESTED THAT ITEM #11 BE PULLED FROM THE CONSENT AGENDA FOR DISCUSSION.
9. Items to be decided without additional testimony – Items #12 and #13.
THE COMMISSION APPROVED CONSENT AGENDA ITEMS #12 AND #13.

JK-BF-DG-JK-RJ

10. **HAVENS WINE CELLARS / MOBIUS PARTNERSHIP - USE PERMIT REQUEST #P05-0407-UPMODMJR**

CEQA Status: Revised: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. REQUEST: Approval to modify Use Permit #U-187980 by: 1) increasing annual wine production capacity from 35,000 gallons per year to 120,000 gallons per year and, 2) increasing the number of employees from 5 full-time to 8 full-time and 2 part-time employees. The project is located on a 10.0 acre parcel on the south side of Hoffman Lane, approximately 840 feet west of Solano Avenue within an AP (Agricultural Preserve) zoning district (Assessor's Parcel #: 034-160-011) 2055 Hoffman Lane, Yountville. (Continued from August 2, 2006)

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6 AND ADOPTED THE NEGATIVE DECLARATION.

BF-TS-DG-JK-RJ

THE COMMISSION APPROVED USE PERMIT #P05-0407-UPMODMJR BASED ON FINDINGS #10 THROUGH #14 AND SUBJECT TO CONDITIONS OF APPROVAL #1 THROUGH #21 AS REVISED.

11. **JOHN AND LINDA MILLER TRUST / CASA LAS TRANCAS WINERY – USE PERMIT REQUEST #P06-0031-UP**

CEQA Status: Mitigated Negative Declaration Previously Prepared and Adopted on July 22, 2003. 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, cultural, noise and transportation / traffic. REQUEST: Approval of a Use Permit to establish a new 100,000-gallon per year winery. (This Use Permit proposes to replace expired Use Permit #01255-UP which was approved by the Board of Supervisors on July 22, 2003.) The current project proposes no changes from the previous one which authorized: (1) 22,700 square feet of building(s) for fermentation, barrel storage, bottling, retail sales, administration offices and laboratories for a winery totaling 24,200 square feet; (2) a 1,500 square foot covered crush pad; (3) three full and / or part-time employees (with three additional employees at harvest); (4) 17 parking spaces; (5) tours and tasting by appointment only, with up to 50 visitors per week; (6) a marketing plan with six private events per year with a maximum of 35 people per event, two wine auction events with a maximum of 50 people per event and one event per month for wine trade organizations with a maximum of 35 people per event; (7) construction of a pressure distribution sewage treatment system; and, (8) road and access improvements. The project is located on a 11.66 acre parcel on the north side of Trancas Street (also known as, "Old Trancas Street"), approximately 220 feet east of its intersection with Big Ranch Road, within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 038-190-019) 622 Trancas Street, Napa. (Continued from August 16, 2006)

PUBLIC HEARING OPENED – TESTIMONY PRESENTED

THE COMMISSION CONTINUED THE MATTER TO OCTOBER 18, 2006.

TS-BF-DG-JK-RJ

12. **PETER & LINDA SNOWDEN / ROCKLEDGE VINEYARDS - USE PERMIT # P06-0135-UP**
CEQA Status: Negative Declaration Prepared. According to the Negative Declaration, the proposed project would have no potentially significant environmental impacts.
Request: Approval of a Use Permit to establish a 15,000 gallon per year winery to include: (1) construction of a 8,341 square foot winery; (2) two full-time and three part-time employees; (3) five parking spaces and one loading space; (2) two full-time and three part-time employees; (4) tours and tasting by appointment only; (5) a marketing plan with six events per year with a maximum 30 persons and one Wine Auction event per year with a maximum 100 persons; (6) installation of a waste disposal system that includes a "Hold and Haul" tank; (7) improvements to the project access road (widening and paving); (8) installation of a water storage tank for fire protection; and, (9) off-site wine case-goods storage. The project is located on a 42.63 acre parcel on a private driveway on the north side of Taplin Road approximately 2,100 feet east of its intersection with Silverado Trail within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 025-070-056) 360 Taplin Road, St. Helena. (Drop from Agenda for Re-noticing)
SEE ITEM #9.

13. **MEADOWOOD ASSOCIATES / MEADOWOOD LANE WINERY - USE PERMIT MODIFICATION REQUEST #P06-0208- MOD**
CEQA Status: Negative Declaration Prepared. According to the Negative Declaration, the proposed project would have no potentially significant environmental impacts.
Request: Approval to modify existing Use Permit #96533-UP to increase the annual wine production from 20,000 gallons to 48,000 gallons per year with: (1) ±15,000 square feet of new caves for barrel storage for a winery totaling 22,925 square feet, with no changes to the existing winery buildings; (2) an increase from two to three full-time employees, and from one to two part-time employees; (3) tours and tasting by appointment only with 19 visitors per day, average 90 per week; (4) a marketing plan with 24 activities per year with a maximum of 10 persons per event; 12 activities per year with a maximum 25 persons per event; 12 activities per year with a maximum 40 persons per event; and two activities per year with 60 persons per event, to take place in the winery or in the caves; and, (5) an upgrade to the existing wastewater system. The project is located on a 15.12 acre parcel on the northeast side of Meadowood Lane, approximately 1,600 feet northwest of its intersection with Howell Mountain Road, within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 025-110-061) 500 Meadowood Lane, St. Helena. (To be continued to September 20, 2006)
SEE ITEM #9.

14. Status review and possible action regarding compliance with the revised conditions of approval adopted by the Commission on March 15, 2006, for Jayson Woodbridge / One True Vine #P04-0551-Up, 565 Crystal Springs Road, St. Helena Ca. Apn # 021-072-044-000. (Continued from June 7, And July 5, 2006)
STATUS REVIEW PRESENTED – NO ACTION TAKEN

15. Discussion and possible nominations of Planning Commission Representative to the following Commissions: Wildlife Conservation Commission and Watershed Information Center and Conservancy Board.
DISCUSSION HELD – NO ACTION TAKEN

16. City Referrals.
NONE

17. Discussion of items for the September 20, 2006 Meeting.
DEPUTY DIRECTOR MCDOWELL ADVISED THE FOLLOWING MATTERS WERE TENTATIVELY SCHEDULED FOR DISCUSSION AT THE SEPTEMBER 20, 2006 MEETING:
- **ELECTION OF A VICE- CHAIR;**
 - **ISIAH LEWIS – REVOCATION OF USE PERMIT;**
 - **PATRINO – USE PERMIT EXCEPTION REQUEST;**
 - **TWO NEW REQUESTS FOR DEVELOPMENT IN THE AIRPORT AREA;**
 - **MEADOWOOD USE PERMIT MODIFICATION REQUEST; AND,**
 - **KENZO WINERY REQUEST.**
18. Commissioner Comments.
NONE
19. Zoning Administrator Action for August 2006.
DEPUTY DIRECTOR MCDOWELL UPDATED THE COMMISSION.
20. Future Agenda Items.
- #03318-UP, 10/4/06
JOHN CALDWELL & VINEYARDS, LLC
 - #02082-UP, 1 Year after opening
DEL DOTTO
 - 03457-UP, 1 Year after opening
TWO SISTERS/PECOTA
 - #03409-UP, May, 2007
MATCH WINERY
21. Adjournment.
ADJOURNED TO A REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, SEPTEMBER 20, 2006 AT 9:00 A.M.

TERRY SCOTT, Chair

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