

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

November 15, 2006

1. Call to Order.  
**THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN SPECIAL SESSION ON WEDNESDAY, NOVEMBER 15, 2006 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR JAGER AT 9:02 A.M.**
2. Roll Call.  
**THE FOLLOWING MEMBERS WERE PRESENT: CHAIR JAGER, COMMISSIONERS TERRY SCOTT, JIM KING, HEATHER PHILLIPS AND BOB FIDDAMAN.**
3. Pledge of Allegiance.  
**COMMISSIONER PHILLIPS LED THE SALUTE TO THE FLAG.**
4. Citizen Comments and Recommendations.  
**NONE**
5. Closed Session.
  - A. Conference with Legal Counsel – Significant Exposure to Litigation Pursuant to (GC § 54956.9 (b) (1 case)  
**CLOSED SESSION HELD – NO REPORTABLE ACTION**
6. Approval of Minutes.  
**NONE**
7. Director's Report / Deputy Director's Report.  
**DIRECTOR OF CONSERVATION, DEVELOPMENT AND PLANNING HILLARY GITELMAN REPORTED THAT THE BOARD OF SUPERVISORS HAD RECENTLY GRANTED AN APPEAL REGARDING A FENCE PERMIT.**  
  
**DIRECTOR GITELMAN ALSO UPDATED THE COMMISSION ON THE STATUS OF GENERAL PLAN HEARINGS.**
8. Agenda Review.  
**SUPERVISING PLANNER ROBERT NELSON REVIEWED THE AGENDA. HE SUGGESTED THAT ITEM #13 COULD BE MOVED TO THE CONSENT AGENDA.**
9. Items to be decided without Additional Testimony.  
**THE COMMISSION MOVED #13 TO THE CONSENT AGENDA.**  
**TS-BF-JK-HP-RJ**  
  
**THE COMMISSION APPROVED CONSENT CALENDAR ITEM #13.**  
**TS-BF-JK-HP-RJ**

10. 9:15 A.M. -Public Hearing

**PROPOSED ORDINANCE AMENDMENT #P06-01362-ORD** amending section 18.10.020 of the Napa County Code by expanding the duties of the Napa County Zoning Administrator to include hearing and deciding certain applications for exceptions to the County's adopted road and street standards.

CEQA Status: General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore the activity is not subject to CEQA. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b) (3)].

**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

**THE COMMISSION RECOMMENDED THAT THE BOARD OF SUPERVISORS  
ADOPT THE PROPOSED ORDINANCE.**

**JK-TS-HP-BF-RJ**

11. (A) **DISCUSSION AND POSSIBLE ACTION CONCERNING OPPORTUNITIES AND  
CONSTRAINTS TO CHANGING THE LAND USE DESIGNATION AND ZONING OF  
THE JOHN AND LINDA MILLER TRUST/ CASA LAS TRANCAS PROPERTY.**

**THE COMMISSION REQUESTED THAT THE GENERAL PLAN STEERING  
COMMITTEE LOOK CONCEPTIONALLY AT VARIOUS IDEAS REGARDING  
HOUSING ISSUES TODAY AND DO A MORE SPECIFIC PROPOSAL DURING THE  
HOUSING ELEMENT UPDATE.**

**HP-BF-TS-JK-RJ**

(B) **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, September 6, and October 18, 2006).

11(B) Continued.

**THE COMMISSION APPROVED USE PERMIT REQUEST #P06-0031-UP BASED ON FINDINGS #11 THROUGH #15 AND SUBJECT TO CONDITIONS OF APPROVAL #1 THROUGH #18.**

**JK-HP-TS-BF-RJ**

**N**

12. **FANTESCA ESTATE AND WINERY / FANTESCA, LLC. – USE PERMIT REQUEST #P06-0078-MOD**

CEQA Status: Previous Mitigated Negative Declaration Adopted. Pursuant to Section 15162 of the California Environmental Quality Act State Guidelines, the previously adopted Mitigated Negative Declaration for the project does not need to be substantially revised and no further environmental review is necessary for this project.

Request: Approval to modify Use Permit # 00236-UP by: (1) increasing annual wine production capacity from 20,000 gallons per year to 30,000 gallons per year; (2) eliminating custom crush permit conditions; (3) increasing the number of employees from 2 full-time and one part-time to 2 full-time and 5 part-time employees; and (4) increasing the number of on-site parking spaces from 6 to 13 spaces. The project is located off a private driveway on a 52.56 acre parcel on the north side of Spring Mountain Road approximately 1.5 miles northwest of its intersection with Madrone Avenue within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 022-250-008). 2600 Spring Mountain Road, St. Helena.

**THE COMMISSION FOUND THE PROJECT WITHIN THE SCOPE OF THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND THAT NO FURTHER ENVIRONMENTAL REVIEW WAS NECESSARY PURSUANT TO STATE CEQA GUIDELINES SECTION 15162.**

**BF-TS-JK-HP-RJ**

**THE COMMISSION APPROVED USE PERMIT #P06-0078-MOD SUBJECT TO CONDITIONS OF APPROVAL #1 THROUGH #12.**

**BF-TS-JK-HP-RJ**

13. **BECKSTOFFER VINEYARDS II / ANDY BECKSTOFFER – TENTATIVE PARCEL MAP REQUEST #P06-01246-PM**

CEQA Status: Categorically Exempt pursuant to Section 15317 of the California Environmental Quality Act State Guidelines (Class 17 - Open Space Contracts or Easements.) This project is listed (as a closed site) on the hazardous waste sites list enumerated under Government Code Section 65962.5.

Request: Approval to subdivide an 89.09 acre parcel into two (2) parcels of 44.54 and 44.55 acres each located on the north side of Walnut Drive at the northwest corner of the intersection of Walnut Drive and St. Helena Highway (State Highway 29) within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 027-280-008)

**SEE ITEM #9.**

Other Business

14. City Referrals:  
**NONE**

15. Discussion of items for the December 6, 2006 meeting.  
**SUPERVISING PLANNER ROBERT NELSON ADVISED THAT THE FOLLOWING ITEMS WERE TENTATIVELY SCHEDULED FOR DISCUSSION AT THE DECEMBER 6, 2006 MEETING:**
- **STATUS REPORT ON BOTH THE LEWIS USE PERMIT AND WOODBRIDGE USE PERMIT;**
  - **NOISE STUDY AT CONSENTINO WINERY;**
  - **PRESENTATION OF AN ANNUAL WINERY PRODUCTION AUDIT; AND,**
  - **RAZI WINERY USE PERMIT MODITICATION REQUEST.**
- MR. NELSON ALSO REMINDED THE COMMISSIONERS THAT THE ANNUAL LUNCHEON WOULD BE HELD ON DECEMBER 6, 2006.**
16. Commissioner Comments.  
**COMMISSIONER KING COMMENTED ON THE RECENT CALIFORNIA COUNTY PLANNING COMMISSION ASSOCIATION MEETING AND THANKED PLANNING DEPARTMENT STAFF SERVICES ANALYST RENEE LEDERER AND DIRECTOR GITELMAN FOR THEIR ROLES IN THE CONFERENCE.**
17. Zoning Administrator Actions for October 2006.  
**NO COMMENTS**
18. Future Agenda Items:
- #02082-UP, 1 Year after opening  
**DEL DOTTO**
  - #03457-UP, 1 Year after opening  
**TWO SISTERS/PECOTA**
  - #03409-UP, May, 2007  
**MATCH WINERY**
19. Adjournment.  
**ADJOURNED TO A REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, DECEMBER 6, 2006 AT 9:00 A.M.**

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TERRY SCOTT, Chair

ATTEST:

HILLARY GITELMAN, Secretary-Director

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C. RENEE LEDERER, Clerk

KEY - Vote: HP = Heather Phillips; 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