

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

July 5, 2006

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, JULY 5, 2006 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR JAGER AT 9:05 A.M.
2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: CHAIR RICH JAGER, COMMISSIONERS TERRY SCOTT, JIM KING, DAVID GRAVES, AND BOB FIDDAMAN.
3. Pledge of Allegiance.
DEBRA BLODGETT LED THE SALUTE TO THE FLAG.
4. Presentation of a Resolution in Recognition of Steve Lederer.
PRESENTATION MADE
5. Citizen Comments and Recommendations.
NONE
6. 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
7. Approval of Minutes.
NONE
8. Director's Report / Deputy Director's Report.
CONSERVATION, DEVELOPMENT AND PLANNING DIRECTOR HILLARY GITELMAN REPORTED THAT THE BOARD OF SUPERVISORS ADOPTED THE COMMISSION'S PROPOSED CHANGES TO THE VIEWSHED ORDINANCE.

SHE ALSO ANNOUNCED THAT ALL THE COMMISSIONERS SHOULD HAVE RECEIVED A MEMORANDUM FROM COUNTY COUNSEL REGARDING REQUIRED ETHICS TRAINING AND ADVISED THAT ALL COMMISSIONERS IN ADDITION TO SENIOR STAFF FROM THE PLANNING DEPARTMENT WERE REQUIRED TO ATTEND.
9. Agenda Review.
SUPERVISING PLANNER ROBERT NELSON REVIEWED THE AGENDA NOTING TWO CHANGES. HE ADVISED THAT STAFF HAD REQUESTED CONSENT ITEM #13 TO BE REMOVED FROM THE AGENDA AND RENOTICED FOR THE MEETING ON JULY 19, 2006. ALSO, THERE WOULD BE UPDATED BACKGROUND

9. Continued.

INFORMATION FOR ITEMS #11 AND #12 WHICH WOULD BE HANDED OUT DURING DISCUSSION OF THE ITEMS.

Public Hearings

10. Items to be decided without additional testimony.

SEE ITEM #13.

11. **AIRPORT BOULEVARD REALTY LLC. / NAPA GATEWAY PLAZA – TENTATIVE PARCEL MAP REQUEST #P05-0190-TM**

CEQA Status: See item # 12.

Request: Approval to subdivide the three exiting parcels of ±9.87 acres into seven parcels to create property lines (parcels) for seven buildings, parking and associated improvements. The proposed project is located at the northwest corner of Napa-Vallejo Highway (State Highway 29) and State Highway 12 / Jameson Canyon Road junction, within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #'s: 057-200-004, 005 and 014).

SEE ITEM #12.

12. **AIRPORT BOULEVARD REALTY LLC. / NAPA GATEWAY PLAZA – USE PERMIT REQUEST #P05-0191-UP**

CEQA Status: Pursuant to Section 15161 of the State CEQA Guidelines, an Environmental Impact Report has been prepared for Certification. The Environmental Impact Report (EIR) finds the proposed project will result in new potential impacts in the following areas: air quality, hydrology and water quality, biological resources, geology and soils, noise, public services and transportation.

Request: Approval of a Use Permit to for the development of approximately ±174,984 square feet of a mixed-use commercial and office center for the following: (1) A 100-room business hotel at 81,776 square feet; (2) 26,813 square feet of office; (3) 26,396 sq.ft for retail/restaurants, with the cap for restaurants not to exceed 10,050 sq.ft.; (4) 453 surface parking spaces and landscaping improvements; (5) Road improvements as warranted to Devlin Road and Gateway Drive East; (6) Variation to standards of the Airport Specific Plan; (7) Approval of a comprehensive sign plan. The proposed project is located at the northwest corner of Napa-Vallejo Highway (State Highway 29) and State Highway 12 / Jameson Canyon Road junction, within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #'s: 057-200-004, 005 and 014).

ITEM #11 AND #12 HEARD TOGETHER

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION INDICATED THEIR INTENT TO ADOPT THE RESOLUTION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AS REVISED, ADOPT THE MITIGATION MONITORING PLAN, AND APPROVE TENTATIVE MAP #P05-0190-TM AND USE PERMIT #P05-0191-UP SUBJECT TO FINDINGS AND THE STAFF REPORT.

TS-BF-JK-DG-RJ

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

CEQA Status: 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, Napa. (Staff requests a continuance until July 19th so the project can be re-noticed)

**ITEM REMOVED FROM THE AGENDA TO BE RE-NOTICED FOR THE FIRST
MEETING IN AUGUST. BF-DG-TS-JK-RJ**

14. **FONTANELLA WINERY / JEFF AND KAREN FONTANELLA – USE PERMIT
REQUEST #P06-0113-UP**

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 new 30,000-gallon per year winery with: (1) a 4,999 square foot winery building, and no caves for a winery totaling 4,999 square feet; (2) 8,008 square feet of outdoor work area located adjacent to the winery building; (3) three full-time and two part-time employees; (4) five parking spaces; (5) tours and tasting by prior appointment only for 10 visitors per week; (6) a marketing plan with four annual private wine and food tastings for persons in the wine trade, four private wine and food events, and one private harvest event, all with a maximum of 30 persons per event; and, (7) no temporary events, except for one Wine Auction event with up to 100 persons. The project is located on a 26.4 acre parcel 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 #: 050-010-018) 1717 Partrick Road, Napa.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

**THE COMMISSION FOUND THE PROJECT CATEGORICALLY EXEMPT FROM
CEQA PURSUANT TO SECTION 15303, CLASS 3 OF THE CEQA GUIDELINES, AND
CLASS 3, SECTION 10 OF THE NAPA COUNTY LOCAL PROCEDURES FOR
IMPLEMENTING CEQA. TS-BF-JK-DG-RJ**

**THE COMMISSION APPROVED USE PERMIT #P06-0113-UP BASED ON FINDINGS #8
THROUGH #12 AND SUBJECT TO CONDITIONS OF APPROVAL #1 THROUGH #23.**

TS-BF-DG-JK-RJ

15. **GARY HOUCK – VIEWSHED REQUEST #P06-0138-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, a potentially significant environmental impact in the following area: biological resources.

Request: Approval under the Viewshed Protection Program to construct a 1,200 square foot second unit and a 1,000 square foot guest cottage located less than 25 feet below a major ridgeline as defined in 18.106.020 of the Napa County Code. The project is located on a 41.35 acre parcel off a private driveway on the west side of Soda Canyon Road approximately 3.5 miles north of its

15. Continued.

intersection with Silverado Trail within an AW (Agricultural Watershed) zoning district.
(Assessor's Parcel #: 039-640-001) 2275 Soda Canyon Road, Napa.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6 AND ADOPTED THE MITIGATED NEGATIVE DECLARATION INCLUDING THE PROJECT REVISION STATEMENT AND THE MITIGATION MONITORING AND REPORTING PROGRAM.

TS-DG-JK-BD-RJ

THE COMMISSION APPROVED VIEWSHED APPLICATION #P06-0138-VIEW (OPTION A) BASED ON FINDINGS #20 THROUGH #27 AND SUBJECT TO CONDITIONS OF APPROVAL #1 THROUGH #14.

TS-DG-JK-BD-RJ

16. 1: 30 P.M. **REVOCATION OF USE PERMIT NO. U-5-68 - VALLEJO PULL-A PART / ISIAH LEWIS**

Located at 2744 Green Island road, American Canyon, CA; APN 058-060-001 is requested on the grounds that a person making use of the use permit is violating or has violated conditions thereof; the use for which the use permit was granted is being, or has been, exercised contrary to the terms or conditions of such approval; the use for which the approval was granted is being exercised as to be detrimental to the public health, safety or general welfare; the use for which the approval was granted is being exercised in such a manner as to constitute a nuisance. (APN 058-060-001-000, 2744 Green Island Road) (Continued from May 17 and June 7, 2006)

PUBLIC HEARING HELD - TESTIMONY PRESENTED

THE COMMISSION AGREED TO A FINAL CONTINUANCE OF THE ITEM TO SEPTEMBER 20, 2006 AT 1:30 P.M. WITH THE EXPECTATION THAT ALL ITEMS IN THE LAST PARAGRAPH OF THE STAFF REPORT BE ACCOMPLISHED.

JK-TS-DG-BD-RJ

17. Other Business: (The following matters, unless otherwise noted, may be heard at any time during the meeting at the discretion of the Chairperson).

General Plan Update Process: Presentation of Industrial Land Use Study.

PRESENTATION MADE

18. City Referrals:

NONE

19. 2:00 P.M. 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, 2006)

STATUS REVIEW PRESENTED

THE COMMISSION CONTINUED THE ITEM TO AUGUST 16, 2006.

BF-TS-JK-BF-RJ

20. Discussion of Items for the July 19, 2006 Meeting.
DEPUTY PLANNING DIRECTOR STEVE LEDERER ADVISED THAT THE FOLLOWING MATTERS WERE SCHEDULED FOR DISCUSSION:
- **FINDINGS OF FACT FOR TWO CONTINUED ITEMS – THE GATEWAY PROJECT AND GAMBLE WINERY;**
 - **A REQUEST BY SUPERVISOR MOSKOWITE FOR A PARCEL MAP SPLIT AND REZONING; AND,**
 - **AN AIRPORT INDUSTRIAL AREA PROJECT BY LAKE STREET PARTNERS TO BUILD ANOTHER OFFICE BUILDING.**
21. Commissioner Comments.
NONE
22. Zoning Administrator Actions for June 2006.
ACTIONS WERE PROVIDED IN AGENDA PACKET.
23. 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
24. Adjournment.
ADJOURNED TO A SPECIAL MEETING OF THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, JULY 19, 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