

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

July 19, 2006

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, JULY 19, 2006 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR JAGER AT 9:06 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.
JEFF REDDING LED THE SALUTE TO THE FLAG.
4. Citizen Comments and Recommendations.
NONE
5. Approval of Minutes.
NONE
6. Director's Report / Deputy Director's Report.
CONSERVATION, DEVELOPMENT AND PLANNING DIRECTOR HILARY GITELMAN INTRODUCED NEW DEPUTY DIRECTOR JOHN MCDOWELL.

DIRECTOR GITELMAN ALSO UPDATED THE COMMISSION ON GENERAL PLAN ACTIVITIES AND PENDING RECRUITMENTS FOR VACANCIES IN THE PLANNING DEPARTMENT.
7. Agenda Review.
SUPERVISING PLANNER ROBERT NELSON REVIEWED THE AGENDA NOTING THE CHANGE THAT ITEMS #11 AND #12 COULD BE MOVED TO THE CONSENT CALENDAR.
- 8A. Items to be decided without additional testimony.
THE COMMISSION MOVED ITEMS #11 AND #12 TO THE CONSENT CALENDAR.
TS-DG-JK-BF-RJ

SEE ITEMS #11, #12, #15 AND #16.

9. **GEORGE T. AND COLLETTE Y. GAMBLE / GAMBLE WINERY – VARIANCE
REQUEST #03156-VAR**

CEQA Status: See Item #10.

Request: Approval to construct a winery building and associated improvements within 120 feet from Cook Road where a 300 foot setback is required from the centerline of a public road.

(Continued from April 5, 2006)

SEE ITEM #10.

10. **GEORGE T. AND COLLETTE Y. GAMBLE / GAMBLE WINERY - USE PERMIT
REQUEST#03155-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: aesthetics, geology and soils and hydrology and water quality.

Request: Approval of a Use Permit to establish a new 15,000 gallon per year winery with: (1) a 7,400 square foot two story building for fermentation, indoor crush pad, office, laboratory, shipping and receiving and a restroom, for a winery totaling 7,400 square feet; (2) one full-time and two part-time employees; (3) four parking spaces; (4) tours and tastings by appointment only with a maximum of 20 visitors per day and 140 visitors per week; (5) a marketing plan with 12 private events per year with meals for a maximum of 30 people (from 11:00 a.m. - 10:00 p.m.), two release events per year with a maximum of 125 people (from 11:00 a.m. - 10:00 p.m.) (No events shall occur at the same time); (6) a new engineered septic system; (7) up to two water tanks not to exceed 12,000 gallons total; and, (8) associated driveway and landscaping improvements. The project is located on a +10.00-acre parcel (after a Lot Line Adjustment) at the terminus of Cook Road approximately 2,050 feet from its intersection with Yount Mill Road within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 031-110-018) 1851 Cook Road, Yountville, CA. (Continued from April 5, 2006)

ITEMS #9 AND #10 WERE HEARD TOGETHER.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION DENIED A REQUEST FOR A CONTINUANCE.

DG-BF-TS-JK-RJ

THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6, ADOPTED THE MITIGATED NEGATIVE DECLARATION, INCLUDING THE PROJECT REVISION STATEMENT WITH INCORPORATED MITIGATION MEASURES, AND ADOPTED THE MITIGATION MONITORING AND REPORTING PROGRAM. DG-BF-TS-JK-RJ

THE COMMISSION APPROVED VARIANCE #03156-VAR AND USE PERMIT #03155-UP BASED ON FINDING #10 THROUGH #19 AND SUBJECT TO REVISED CONDITIONS OF APPROVAL #1 THROUGH #23.

DG-BF-TS-JK-RJ

11. **AIRPORT BOULEVARD REALTY LLC. / NAPA GATEWAY PLAZA – TENTATIVE PARCEL MAP REQUEST #P05-0190-TM**
CEQA Status: See item # 12.
Request: Adoption of findings reflecting the Commission’s tentative decision approving the subdivision of 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). (Heard on July 5, 2006)
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 by the Commission. 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: Adoption of findings reflecting the Commission’s tentative decision to approve a Use Permit 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). (Heard on July 5, 2006)
ITEMS #11 AND #12 WERE CONSIDERED TOGETHER.

THE COMMISSION ADOPTED A RESOLUTION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AS REVISED, ADOPTED THE MITIGATION MONITORING PLAN, AND APPROVED TENTATIVE MAP P05-190-TM AND USE PERMIT P05-0191-UP SUBJECT TO FINDINGS #9 THROUGH #20 AND THE RECOMMENDED CONDITIONS OF APPROVAL #1 THROUGH #23.

JK-DG-TS-BF-RJ

13. **HAROLD MOSKOWITE / HAROLD MOSKOWITE TRUST ETAL – REZONING REQUEST #P06-0094-RZG**
CEQA Status: See Item #14.
Request: Recommendation to rezone a 20.20 acre portion of a 41.60 acre parcel from a split, combination zoning of CL (Commercial Limited) and AW:AH (Agricultural Watershed : Affordable Housing) to RC:AH (Residential Country : Affordable Housing). The project is located on a 41.60 acre parcel on the south side of Steele Canyon Road approximately 305 feet from its intersection with State Highway 128, within a CL / AW:AH (Commercial Limited / Agricultural Watershed : Affordable Housing) split, combination zoning district. (Assessor’s Parcel #: 032-150-003) 6015 Steele Canyon Road, Napa.

13. Continued.

SEE ITEM #14.

14. **HAROLD MOSKOWITE / HAROLD MOSKOWITE TRUST ETAL – TENTATIVE PARCEL MAP REQUEST #P06-0096-PM**

CEQA Status: Subsequent Mitigated Negative Declaration. 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: biology, cultural resources, hazardous & hazardous materials and geology & soils.

Request: Recommendation to subdivide one 41.60 acre parcel into two new parcels of 10.10 acres each with a remaining parcel of 21.40 acres. The project is located on a 41.60 acre parcel on the south side of Steele Canyon Road approximately 305 feet from its intersection with State Highway 128, within a CL / AW:AH (Commercial Limited / Agricultural Watershed : Affordable Housing) split, combination zoning district. (Assessor's Parcel #: 032-150-003) 6015 Steele Canyon Road, Napa.

ITEMS #13 AND #14 WERE CONSIDERED TOGETHER.

THE COMMISSION FOUND THAT THEY HAD READ AND CONSIDERED THE MITIGATED NEGATIVE DECLARATION PRIOR TO TAKING ACTION ON SAID NEGATIVE DECLARATION AND THE PROPOSED PROJECT AND FOUND THAT THE MITIGATED NEGATIVE DECLARATION WAS BASED ON INDEPENDENT JUDGMENT BY THE COMMISSION SUBJECT TO ENVIRONMENTAL FINDINGS #2 THROUGH #8.
TS-JK-DG-BF-RJ

THE COMMISSION RECOMMENDED TO THE BOARD OF SUPERVISORS ADOPTION OF THE MITIGATION NEGATIVE DECLARATION; ADOPTION OF THE MITIGATION MONITORING PLAN; AND APPROVAL OF THE REZONING #P06-0094-RZG AND TENTATIVE PARCEL MAP #P06-0096-TM SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL #1 THROUGH #8.

TS-BF-DG-JK-RJ

15. **LAKESTREET VENTURES, LLC / DOUGLAS H & BARBARA C CALDWELL – TENTATIVE PARCEL MAP REQUEST #P06-01040-PM**

CEQA Status: See Item #16.

Request: Approval to divide a single parcel into two new parcels and further divide two buildings into seven airspace industrial condominiums within each building. The project is located on a 3.09 acre parcel on the west side of Technology Way at its intersection with Gateway Road West within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-210-033) Napa. (Staff requests that this matter be dropped from the calendar and re-noticed for a future date.)

SEE ITEM #16

16. **LAKESTREET VENTURES, LLC / DOUGLAS H & BARBARA C CALDWELL - USE PERMIT REQUEST #P06-0038-UP**

CEQA Status: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: transportation.

Request: Approval of a Use Permit to construct two 20,640 square foot buildings for warehousing, light manufacturing and ancillary office space. The project is located on a 3.09 acre

16. Continued.

parcel on the west side of Technology Way at its intersection with Gateway Road West within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-210-033) Napa. (Staff requests that this matter be dropped from the calendar and re-noticed for a future date.)

ITEMS #15 AND #16 WERE CONSIDERED TOGETHER.

**THE COMMISSION DROPPED ITEMS #15 AND #16 FROM THE AGENDA FOR
RENOTICING. JK-DG-TS-BF-RJ**

17. City Referrals:
NONE

18. Discussion of Items for the August 2, 2006 Meeting.
**DEPUTY PLANNING DIRECTOR JOHN MCDOWELL ADVISED THAT THE
FOLLOWING MATTERS WERE SCHEDULED FOR DISCUSSION:**

- **LAKESTREET VENTURES, LLC/DOUGLAS H & BARBARA C.
CALDWELL;**
- **GRAESER WINERY;**
- **HAVENS WINE CELLARS;**
- **HOUCK WINERY; AND,**
- **"MADE IN NAPA VALLEY" PROPOSAL WHICH IS AN AIRPORT
INDUSTRIAL AREA (AIA) PROJECT.**

**DEPUTY DIRECTOR MCDOWELL ALSO REMINDED COMMISSIONERS THAT
THERE WOULD BE A JOINT MEETING WITH THE BOARD OF SUPERVISORS ON
OCTOBER 10TH.**

19. Commissioner Comments.
**COMMISSIONER KING COMMENDED PLANNING DIRECTOR HILLARY
GITELMAN ON HER PARTICIPATION IN PLANNING THE NEXT CALIFORNIA
COUNTY PLANNING COMMISSIONER ASSOCIATION CONFERENCE WHICH WAS
SCHEDULED FOR OCTOBER 27TH AND 28TH.**

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 MEETING OF THE CONSERVATION, DEVELOPMENT AND
PLANNING COMMISSION, WEDNESDAY, AUGUST 2, 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