

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

September 20, 2006

1. Call to Order.  
**THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, SEPTEMBER 20, 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 TERRY SCOTT AND JIM KING. COMMISSIONER BOB FIDDAMAN WAS EXCUSED.**
3. Pledge of Allegiance.  
**ATTORNEY MALCOLM MACKENZIE LED THE SALUTE TO THE FLAG.**
4. Citizen Comments and Recommendations.  
**NONE**
5. Election of Vice-Chair.  
**COMMISSIONER TERRY SCOTT WAS ELECTED TEMPORARY VICE-CHAIR.**  
**RJ-JK-TS-BF**  
**X**
6. Director's Report / Deputy Director's Report.  
**CONSERVATION, DEVELOPMENT AND PLANNING DIRECTOR HILLARY GITELMAN UPDATED THE COMMISSION ON THE FOLLOWING MATTERS:**
  - **BOARD OF SUPERVISORS ACTION REGARDING THE GAMBLE APPEAL;**
  - **GENERAL PLAN STEERING COMMITTEE DISCUSSIONS;**
  - **APPOINTMENT TO VACANT COMMISSIONER POSITION;**
  - **ANNUAL PLANNING CONFERENCE IN OCTOBER;**
  - **CEQA TRAINING; AND,**
  - **THE JOINT MEETING WITH THE BOARD OF SUPERVISORS ON OCTOBER 10, 2006.**
7. Agenda Review.  
**SUPERVISING PLANNER ROBERT NELSON REVIEWED THE AGENDA – NO CHANGES.**
8. Items to be decided without additional testimony.  
**NONE**
9. **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

9. Continued.

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, June 7, and July 5, 2006)

**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

**THE COMMISSION FOUND THAT THE CODE COMPLIANCE ACTION WAS EXEMPT FROM THE PROVISIONS OF CEQA PURSUANT TO SECTION 15321 (c), FOUND THAT THE PERMITTEE HAD MADE SUBSTANTIAL PROGRESS TOWARDS COMPLIANCE WITH THE REQUIREMENTS OF USE PERMIT #U-5-68, INCLUDING COMPLIANCE WITH ALL OTHER APPLICABLE AGENCY REGULATIONS, AND ADOPTED REVISED CONDITIONS OF APPROVAL #1 THROUGH #17 AS A MEASURE NECESSARY TO GAIN USE PERMIT COMPLIANCE AND INSURE FUTURE COMPLIANCE.**

**TS-JK-BF-RJ**

**X**

10. **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. (Continued from September 6, 2006)

**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

**THE COMMISSION ADOPTED THE STAFF RECOMMENDATION, ADOPTION OF NEGATIVE DECLARATION AND APPROVE OF USE PERMIT P06-0208 WITH THE ATTACHED CONDITION OF APPROVAL, 1 THROUGH 20, AS REVISED TODAY. THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6,**

**TS-JK-BF-RJ**

**X**

11. **ARMOND & JANET PATRINO – USE PERMIT EXCEPTION REQUEST #P04-0511-UP-CONSETB**

CEQA Status: Negative Declaration Prepared. According to the Negative Declaration, the proposed project would have no potentially significant environmental impacts.

11. Continued.

Request: Approval of a Use Permit Exception to the Conservation Regulations to allow construction of a garage at a setback of 3 feet where 35 feet is required. A Streambed Alteration Agreement was executed in 2005 by the Department of Fish & Game that allowed the applicant to remove non-native, invasive plants and replace those plants with native riparian species in order to stabilize the creek bank below the project site. The project is located on a .53 acre parcel on the south side of Darms Lane approximately 1,700 feet from its intersection with Solano Avenue within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 034-212-010). 1109 Darms Lane, Napa.

**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

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

**TS-JK-BF-RJ**

**X**

**THE COMMISSION APPROVED USE PERMIT P04-0511-UP-CONSETB BASED ON FINDINGS #7 THROUGH #12 AND SUBJECT TO THE REVISED CONDITIONS OF APPROVAL.**

**TS-JK-BF-RJ**

**X**

12. **SAFE HARBOR, LLC. / SCOTT MCLEOD ETAL / SAFE HARBOR WINE STORAGE FACILITY – USE PERMIT REQUEST #P06-0212-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 for a 46,767 square foot building for wine storage with approximately 45,183 square feet of warehouse area and 1,584 square feet of office area. Two new driveways are proposed on Gateway Road. The easterly driveway would be for exiting only. A monument and wall sign are included with the proposal. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The project is located on a 2.2 acre parcel on the south side of Gateway Road West approximately 400 feet west of Devlin Road within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-210-044) Napa.

**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

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

**JK-TS-BF-RJ**

**X**

**THE COMMISSION APPROVED USE PERMIT #P06-0212-UP BASED ON FINDINGS #12 THROUGH #16 AND SUBJECT TO THE REVISED CONDITIONS OF APPROVAL.**

**JK-TS-BF-RJ**

**X**

13. **PROPOSED ORDINANCE AMENDMENT #P06-01156-ORD**  
**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, is not applicable. [See Guidelines for the Implementation of the California Environmental Quality Act, 14 CCR 15061(b) (3)].  
Request: Amending Section 18.124.120 of the Napa County Code as it relates to the County's ability to revoke, suspend or modify a use permit.  
**PUBLIC HEARING HELD**

**THE COMMISSION RECOMMENDED THAT THE BOARD OF SUPERVISORS FIND THE PROJECT EXEMPT FROM THE PROVISIONS OF CEQA PURSUANT TO SECTION 15061(b) (3) AND ADOPT THE PROPOSED ORDINANCE.**

**TS-JK-BF-RJ**

**X**

14. City Referrals:  
**NONE**
15. Discussion of items for the October 4, 2006 meeting.  
**DEPUTY DIRECTOR MCDOWELL ADVISED THAT THE FOLLOWING MATTERS WERE TENTATIVELY SCHEDULED FOR DISCUSSION AT THE OCTOBER 4, 2006 MEETING:**
- **TWO "HOUSEKEEPING" MATTERS INCLUDING THE ELECTION OF A VICE-CHAIR AND APPOINTMENTS TO THE WILDLIFE COMMISSION AND WATERSHED INFORMATION CENTER AND CONSERVANCY OF NAPA COUNTY (WICC);**
  - **PHEZ USE PERMIT AND PARCEL MAP REQUEST LOCATED IN THE AIRPORT INDUSTRIAL AREA;**
  - **NAPA VALLEY CROSSROADS TENTATIVE PARCEL MAP REQUEST;**
  - **AND,**
  - **CALDWELL USE PERMIT ONE YEAR STATUS REPORT.**
16. Commissioner Comments.  
**THE COMMISSION THANKED CLERK OF THE BOARD PAMELA MILLER FOR HER ASSISTANCE TO THE COMMISSION.**
17. 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**

18. Adjournment.

**ADJOURNED TO A MEETING OF THE CONSERVATION, DEVELOPMENT AND  
PLANNING COMMISSION, WEDNESDAY, OCTOBER 4, 2006 AT 9:00 A.M.**

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TERRY SCOTT, Chair

ATTEST: HILLARY GITELMAN, Secretary-Director

\_\_\_\_\_  
C. RENEE LEDERER, Clerk

Key

Vote: 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