

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

October 4, 2006

1. Call to Order.  
**THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, OCTOBER 4, 2006 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR JAGER AT 9:01 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.  
**JOHN STEVENS 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 HILLARY GITELMAN WELCOMED NEW PLANNING COMMISSIONER HEATHER PHILLIPS.**  
  
**DIRECTOR GITELMAN ALSO UPDATED THE COMMISSION ON THE JOINT MEETING WITH THE BOARD OF SUPERVISORS SCHEDULED FOR OCTOBER 10, 2006 AND THE CEQA REFRESHER COURSE SCHEDULED FOR OCTOBER 18, 2006.**
7. Agenda Review.  
**SUPERVISING PLANNER ROBERT NELSON ADVISED THAT ITEMS #13 AND #14 COULD BE MOVED TO THE CONSENT CALENDAR.**
8. Items to be decided without additional testimony - Item #9  
**THE COMMISSION MOVED ITEMS #13 AND #14 TO THE CONSENT AGENDA.**  
**TS-JK-HP-BF-RJ**  
  
**THE COMMISSION APPROVED CONSENT CALENDAR ITEMS #9, #13 AND #14.**  
**TS-JK-HP-BF-RJ**
9. **NAPA VALLEY CROSSROADS PG, LLC. – TENTATIVE PARCEL MAP REQUEST #P05-0070-PM**  
CEQA Status: Categorically Exempt pursuant to Section 15315 of the California Environmental Quality Act (Class 15, Minor Land Divisions).  
Request: Approval of a Tentative Parcel Map to subdivide a partially developed 15.62-acre industrial property into two parcels consisting of 7.16 acres and 8.46 acres respectively. The project is located on the southwest corner of the intersection of Executive Way and North Kelly

9. Continued.

Road within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-190-022). 21 Executive Way, Napa.

**SEE ITEM #8.**

10. **PEDRO TEIXEIRA / CAMINO DORADO ASSOCIATES / TEIXEIRA WAREHOUSES – USE PERMIT MAJOR MODIFICATION REQUEST #P05-0382-MOD**

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: traffic.

Request: Approval to expand an existing warehouse building and construct two new, free-standing industrial warehouse buildings that will be 15,200 square feet, 8,775 square feet and 12,500 square feet in size, for a total of 36,475 square feet, located on a 2.55 acre parcel on the northeast side of Camino Oruga, approximately 586 feet southeast of its intersection with Camino Dorado within the GI:AC (General Industrial: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-152-006). 152 Camino Oruga, Napa.

**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

**THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6, ADOPTED THE MITIGATED NEGATIVE DECLARATION AND ADOPTED THE MITIGATION MONITORING AND REPORTING PROGRAM.**

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

**THE COMMISSION APPROVED MAJOR MODIFICATION #P05-0382-MOD BASED ON REVISED FINDINGS #9 THROUGH #13 AND SUBJECT TO THE REVISED CONDITIONS OF APPROVAL # 1 THROUGH #21.**

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

11. **PAUL & KELLY FLEMING M. COMPANY TRUST / PICKETT ROAD WINE COMPANY, LLC. – USE PERMIT EXCEPTION REQUEST #P05-0459-CONSETB**

CEQA Status: See Item #12.

Request: Approval of an Exception to the Conservation Regulations in the form of a Use Permit to reduce the 45 - 55 foot stream setback to 22 feet for portions of the approximately 550 foot long, 20-foot wide paved winery access roadway and reduce the setback to zero for utility service pipes and portions of an existing, unpaved vineyard road. The project is located on an 83.14 acre site on the east side of Pickett Road, approximately 0.83 mile northeast of Silverado Trail within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 018-050-067) 2343 Pickett Road, Calistoga.

**SEE ITEM #12.**

12. **PAUL & KELLY FLEMING M. COMPANY TRUST / PICKETT ROAD WINE COMPANY, LLC. - USE PERMIT REQUEST #P05-0441-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: hydrology and water quality.

Request: Approval of a Use Permit to establish a new 12,000 gallon per year winery with: (1) a 6,305 square foot building with 1,705 square feet of storage /warehouse space, 900 square feet of

12. Continued.

offices, 960 square feet of sales area, 2,740 square feet of accessory space and 7,000 square feet of caves for a winery totaling approximately 13,305 square feet; (2) three full-time and two part-time employees; (3) six on-site parking spaces; (4) tours and tastings by appointment only with up to eight visitors per day and a maximum of 60 visitors per week; (5) a marketing plan that includes: six activities per year consisting of two Wine Auction events with a maximum of 125 people and four catered private food and wine pairing events with a maximum of 60 people; (6) a new waste disposal system and, (7) a road exception for a reduced road width. The project is located on an 83.14 acre parcel on the east side of Pickett Road, approximately 0.83 mile northeast of Silverado Trail within an AW (Agricultural Watershed) zoning district (Assessor's Parcel #: 018-050-067) 2343 Pickett Road, Calistoga.

**ITEMS #11 AND #12 HEARD TOGETHER.**

**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

**THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #7 AS REVISED AND ADOPTED THE MITIGATION MONITORING AND REPORTING PROGRAM AS REVISED.**

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

**THE COMMISSION APPROVED USE PERMIT #P05-0441-UP AND USE PERMIT EXCEPTION #P05-4459-UPCONSETB BASED ON FINDINGS #5 THROUGH #16 AND SUBJECT TO THE REVISED CONDITIONS OF APPROVAL #1 THROUGH #24.**

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

**13. MATTHEW KAHOL / WHITE BARELLA II LLC. / FIT FIRST HEALTH CLUB – USE PERMIT REQUEST #P06-01088-UP**

CEQA Status: Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (Class 1 – Existing Facilities).

Request: Approval of a Use Permit to convert 18,600 square feet of an existing 31,860 square foot industrial building for use as a health club. The project is located on a 2.1 acre parcel on the northeast side of Gateway Drive approximately 190 feet from its intersection with Airport Boulevard within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-220-024). 560 Gateway Drive, Napa.

**SEE ITEM #8.**

**14. 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 new 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; (4) tours and tasting by appointment only with four visitors per day and an average of 10 visitors per week; (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); and, (8) installation of a water storage tank for fire protection. The project is located on a 42.63 acre parcel on a private driveway

14. Continued.

on the north side of Taplin Road approximately 2,100 feet east of its intersection with Silverado Trail within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 025-070-056). 360 Taplin Road, St. Helena.

**SEE ITEM #8.**

15. **PROPOSED ORDINANCE AMENDMENT #P06-01175-ORD** amending Sections 18.08.040, 18.16.030, 18.20.030 and 18.104.220 of the Napa County Code to legalize existing farm management uses, allow for the expansion of existing uses, and allow for the establishment and operation of new farm management operations within the unincorporated areas of Napa County by defining farm management as part of "agriculture."

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.

**PUBLIC HEARING HELD – TESTIMONY PRESENTED**

**THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6, ADOPTED THE MITIGATION MONITORING PROGRAM AND ADOPTED THE MITIGATED NEGATIVE DECLARATION.**

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

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

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

16. Discussion and possible action – Election of Vice-Chair.

**THE COMMISSION ELECTED COMMISSIONER KING AS VICE-CHAIR.**

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

17. Discussion and possible nominations of Planning Commission Representative to the following Commissions: (Continued from September 20, 2006)

- Wildlife Conservation Commission
- Watershed Information Center and Conservancy Board

**THE COMMISSION CONTINUED THE ITEM TO OCTOBER 10, 2006.**

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

18. Discussion of items for the October 10 and October 18, 2006 meeting.

**DEPUTY DIRECTOR MCDOWELL ADVISED THE FOLLOWING MATTERS WERE TENTATIVELY SCHEDULED FOR THE OCTOBER 18, 2006 MEETING:**

- **MILLER USE PERMIT REQUEST;**
- **CALDWELL USE PERMIT ONE YEAR STATUS REPORT;**
- **PHEZ USE PERMIT AND PARCEL MAP REQUEST LOCATED IN THE AIRPORT INDUSTRIAL AREA; AND,**
- **CEQA TRAINING.**

19. Commissioner Comments.

**COMMISSIONER KING CONGRATULATED DEPUTY DIRECTOR MCDOWELL ON HIS APPOINTMENT AS THE PERMANENT DEPUTY DIRECTOR.**

19. Continued.

**COMMISSIONER KING ALSO ENCOURAGED ALL COMMISSIONERS TO ATTEND THE UPCOMING STATE ASSOCIATION PLANNING CONFERENCE.**

**COMMISSIONER KING WELCOMED NEW COMMISSIONER PHILLIPS.**

20. Zoning Administrator Actions for September 2006.

**DEPUTY DIRECTOR MCDOWELL UPDATED THE COMMISSION.**

21. Future Agenda Items.

- #003318-UP, 10/18/06  
**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**

22. Adjournment.

**ADJOURNED TO A MEETING OF THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, OCTOBER 10, 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 Philips; 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