

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

October 18, 2006

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, OCTOBER 18, 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, JIM KING, HEATHER PHILLIPS AND BOB FIDDAMAN.
3. Pledge of Allegiance.
WINEGROWERS OF NAPA COUNTY EXECUTIVE DIRECTOR DEBRA DOMMEN 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
DIRECTOR OF CONSERVATION, DEVELOPMENT AND PLANNING HILLARY GITELMAN THANKED THE COMMISSION FOR THE SUCCESSFUL JOINT SESSION WITH THE BOARD OF SUPERVISORS WHICH WAS HELD ON OCTOBER 10, 2006.

DIRECTOR GITELMAN ALSO REPORTED ON THE NAPA PIPE PROJECT WHICH WAS DISCUSSED AT THE OCTOBER 17, 2006 BOARD OF SUPERVISORS MEETING. SHE INDICATED THAT PLANNING DEPARTMENT STAFF WILL ALSO PREPARE A REPORT ON THE PROJECT FOR PRESENTATION TO BOTH THE COMMISSION AND BOARD OF SUPERVISORS.

DIRECTOR GITELMAN ALSO INTRODUCED NEW DEPARTMENT STAFF MEMBERS.
7. Agenda Review
SUPERVISING PLANNER ROBERT NELSON REVIEWED THE AGENDA – NO CHANGES.
8. Items to be decided without additional testimony.
NONE

9. **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, and September 6, 2006)

PUBLIC HEARING OPENED – TESTIMONY PRESENTED

THE COMMISSION CONTINUED THE MATTER TO NOVEMBER 15, 2006

TS- BF-JK-HP-RJ

A

10. **PHEZ, LLC/NAPA VALLEY GATEWAY LIMITED- USE PERMIT REQUEST #P06-0205-UP**

CEQA Status:

Request: Approval of a Use Permit to construct one 34,000 square foot building for a speculative warehouse, light industrial and office use including 67 parking spaces. A new U-shaped driveway is proposed on Gateway Road West. 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 southwest side of Gateway Road West approximately 625 feet southeast of its intersection with Technology Way within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor’s Parcel #: 057-210-045).

SEE ITEM #11.

11. **PHEZ, LLC / NAPA VALLEY GATEWAY LIMITED – PARCEL MAP REQUEST #P06-01248-PM**

CEQA Status: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste sites enumerated under Government code section 65962.5.

Request: Approval to subdivide the proposed 34,000 square foot building on an existing 2.2 acre lot into approximately 28 airspace condominiums for speculative warehouse, light industrial and office use. The project is located on a 2.2 acre parcel on the southwest side of Gateway Road

11. Continued.

West approximately 625 feet southeast of its intersection with Technology Way within an IP: AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor’s Parcel #: 057-210-045). Napa.

ITEMS #10 AND #11 HEARD TOGETHER.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

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

BF-JK-TS-HP-RJ

THE COMMISSION APPROVED USE PERMIT #P06-0205-UP AND TENTATIVE PARCEL MAP #P06-01248-PM BASED ON FINDINGS #13 THROUGH #24 AND SUBJECT TO CONDITIONS OF APPROVAL #1 THROUGH #23, INCORPORATING SCHEME B.

BF-JK-TS- HP-RJ

Other Business

12. Caldwell Winery APN # 045-310-055-000 Use Permit #003318-UP – 1 Year Status Report
STATUS REPORT PRESENTED

13. Discussion and Possible Nominations of Planning Commission Representatives to the Following Commissions: (Continued from September 20, and October 4, 2006)

- a) Wildlife Conservation Commission
- b) Watershed Information Center and Conservancy Board

THE COMMISSION RECOMMENDED TO THE BOARD OF SUPERVISORS THE APPOINTMENT OF COMMISSIONER KING TO THE WATERSHED INFORMATION CENTER AND CONSERVANCY (WICC) BOARD AND THE APPOINTMENT OF COMMISSIONER PHILLIPS TO THE WILDLIFE CONSERVATION COMMISSION.

TS-BF-JK-HP-RJ

14. Review and Adoption of Commission 2007 Schedule.
ADOPTED SCHEDULE JK-BF-TS-HP-RJ

15. City Referrals:
NONE

16. Discussion of items for the November 1, 2006 meeting.
DEPUTY DIRECTOR JOHN MCDOWELL ADVISED THAT THE AIRPORT LAND USE COMMISSION (ALUC) MEETING SCHEDULED FOR NOVEMBER 1ST WOULD BE CANCELLED. HE ALSO ADVISED THAT THE FOLLOWING MATTERS WERE TENTATIVELY SCHEDULE FOR DISCUSSION AT THE NOVEMBER 1, 2006 MEETING:

- **TAG’S LEAP WINERY ITEM;**
- **UPDATE ON THE ACTIVITIES OF THE WATERSHED INFORMATION CENTER AND CONSERVANCY (WICC); AND,**

16. Continued.

- **STAFF PRESENTATION REGARDING CHANGES TO THE ROAD EXCEPTION PROCESS.**

DEPUTY DIRECTOR MCDOWELL ALSO DISCUSSED THE COMMISSION'S REMAINING AGENDAS FOR 2006.

17. Commissioner Comments.

COMMISSION SCOTT REPORTED ON HIS VISIT TO WOODBRIDGE/ONE TRUE VINE.

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 THE SPECIAL 1:00 P.M. CEQA TRAINING MEETING.

TERRY SCOTT, Chair

ATTEST: HILLARY GITELMAN, Secretary-Director

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