

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES

AUGUST 5, 2009

1. CALL TO ORDER / ROLL CALL

Meeting was called to order by Chair Bob Fiddaman
Commissioners Phillips, Scott, Basayne, Pope, Fiddaman present.

2. PLEDGE OF ALLEGIANCE

Kelly Berryman led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)

None.

4. APPROVAL OF MINUTES

November 19, 2008 Minutes were approved as presented.

HP-TS-BF-MB-MP

A A

April 1, 2009 Minutes were approved as presented.

HP-MB-TS-MP-BF

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July 15, 2009 Special meeting Minutes were approved as presented.

HP-TS-MP-MB-BF

5. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- **BOARD OF SUPERVISORS ACTIONS**

- ▶ Ordinance relating to protecting Skyline Park
- ▶ Working with the Stakeholder group to update county lot line adjustments.
- ▶ Implementing the Housing Element Ordinance – housing impact fee program and density bonuses.
- ▶ Workforce Housing Ordinance
- ▶ Vacation Rental Ordinance

- **OTHER DEPARTMENT ACTIVITIES**

- ▶ Napa Pipe draft EIR available in late September.
- ▶ Oak Woodland management plan.

6. AGENDA REVIEW

John McDowell gave the review.

7. DISCLOSURES

Commissioners reported.

8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

None.

9. PUBLIC HEARING ITEMS

A. LAKE RIDGE WINERY / EDWARDS FITTS - USE PERMIT #P09-00039 UP

CEQA Status: Negative Declaration prepared. According to the proposed negative declaration the proposed project would have no potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Approval of a use permit to establish the following: (1) a 10,000 gallon per year winery to include covered crush area/pad, fermentation, barrel storage and mobile bottling; (2) a 6,800 square foot winery/production 2-story building to include laboratory, office space, tasting/conference room, case and barrel storage, restroom, employee kitchen, (3) installation of domestic and winery wastewater systems, (4) 6,700 square feet of caves; (5) 1 full time employee, 1 part time employee and an additional 5 seasonal employees during harvest/crush; (6) six parking spaces for employees and visitors; (7) one loading area; and(8) days of operations Monday-Saturday from 10 am-5 pm with appointment only tours and tastings for a maximum of 10 visitors per week. The project is located on a 40-acre parcel on the west side of Long Ranch Road approximately 1 mile from its intersection of Sage Canyon Road and within the Agricultural Watershed (AW) zoning district. APN: 032-010-068. 90 Long Ranch Road.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit with proposed conditions of approval.

Commission voted to adopt the Negative Declaration based on findings 1-5 of Exhibit A; and approve Use Permit no. P09-00039 UP based on findings 2-6 of Exhibit A and subject to the attached conditions of approval (Exhibit B).

HP-TS-MB-MP-BF

B. NUSTAD REVOCABLE TRUST / STEVEN SCHERNER - TENTATIVE PARCEL MAP P09-00210-PM and MAJOR MODIFICATION P09-00211-MOD

CEQA Status: A Mitigated Negative Declaration was previously adopted for the project site in conjunction with the approval of Use Permit Major Modification # P05-0382-MOD on October 4, 2006. The site is presently developed with two office/industrial buildings and has an entitlement for the construction a third, replacement building. The proposed tentative map and modification of site development standards do not result in any new physical changes to the developed and entitled site, and therefore the requested actions are within the scope of the previously adopted Mitigated Negative Declaration, since no changes to the physical environment will result from the creation of new property lines. No new potential environmental effects have been identified that were not previously addressed in the Mitigated Negative Declaration, and therefore no further environmental documentation is necessary pursuant to State CEQA Guidelines Section 15162. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Tentative Parcel Map to subdivide a developed general industrial parcel into three parcels of approximately 0.80 acre, 0.83 acre and 0.92 acre in size and a Use Permit Major Modification to grant variations from Airport Industrial Area Specific Plan site development standards to reduce required setbacks to facilitate the parcel subdivision. The project is located on an approximately 2.55 acre parcel on the northeast side of Camino Oruga, within the GI:AC (General Industrial, Airport Compatibility) zoning district and the General Industrial area of the Napa County Airport Industrial Area Specific Plan. (Assessor's Parcel # 057-152-006). 152 Camino Oruga, Napa.

Staff Recommendation: Find the project within the scope of the previously adopted Mitigated Negative Declaration and approve both the Tentative Map and Use Permit Major Modification subject to conditions of approval.

Commission voted to find the project does not result in any physical changes to the developed site and therefore is within the scope of the previously adopted Mitigated Negative Declaration for Use Permit # P05-00382-MOD based on findings 1-6 of attached Exhibit A; and approve Tentative Parcel Map # P09-00210-PM and Use Permit Major Modification # P09-00211-MOD based on findings 7-18 of attached Exhibit A.
MB-TS-MP-HP-BF

10. ADMINISTRATIVE ITEMS

A. NAPA - VALLEJO FLEA MARKET / TOM HARDING; HARRY HARDING AND SONS; NELSON HARDING - ONE YEAR STATUS REPORT / USE PERMIT P06-01511-UP

CEQA Status: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

Request: One year use permit compliance review for the Napa-Vallejo Flea Market located on a 20.21+/- acre parcel on the east side of State Route 29 between Café Court, South Kelly Road and Case Court within the IP (Industrial Park) and GI (General Industrial) zoning districts (Assessor's Parcel Numbers: 057-420-004, -007, -032, -033, -039, -041, -059, and -061) in American Canyon.

Staff Recommendation: Conduct a one year use permit compliance review of the Napa-Vallejo Flea Market (Use Permit P06-01511-UP), and find project in substantial compliance with the conditions of approval.

Commission agreed that improvements have been made and the Napa-Vallejo Flea Market (Use Permit P06-01511-UP), is in substantial compliance with the conditions of approval.

B. REQUEST FOR BOARD OF SUPERVISORS TO CONSIDER CREATION OF DESIGN REVIEW PROCEDURES

CEQA Status: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

Request: Commissioner Scott requests that the Planning Commission forward a recommendation to the Board of Supervisors to have Staff research and report back on options for creating a Design Review process.

Staff Recommendation: Consider Commissioner Scott's proposal and forward a recommendation to the Board of Supervisors if a majority of the Commission supports further review of this topic.

Commission voted to recommend further consideration of design review process to the Board of Supervisors.

HP-MP-MB-BF-TS

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11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **AUGUST 19, 2009** REGULAR MEETING
 - ▶ August 19, 2009 ALUC meeting will be rescheduled for September 16, 2009.
 - ▶ Skyline Park zoning Ordinance amendments.
 - ▶ Fisher subdivision
 - ▶ Green House Gas emissions.
- CODE COMPLIANCE REPORT
 - ▶ Auto body shop in Angwin – use permit
 - ▶ St. Supery Winery
- ZONING ADMINISTRATOR ACTIONS

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

13. FUTURE AGENDA ITEMS

- #00388-UP, 1 year after opening - Caldwell Winery
- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P06-01426-UP, 1 year after opening - Pavitt Winery
- #02082-UP, September 2010 - Alpha Omega Winery
- #P06-0102-MOD, December 2010 - Frank Family Winery

14. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission Meeting of August 15, 2009.

BOB FIDDAMAN, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

MELISSA GRAY, Clerk

Key

Vote: MB = Mike Basayne, MP=Matt Pope; BF = Bob Fiddaman; TS = Terry Scott; HP = Heather Phillips;

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