

**NAPA COUNTY**  
**CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION**  
**MINUTES**

**FEBRUARY 20, 2008**

1. **CALL TO ORDER**  
Meeting was called to order at 9:00 a.m.
2. **ROLL CALL**  
All Commissioners Present.
3. **PLEDGE OF ALLEGIANCE**  
Charles Slutzkin led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)**  
None.
5. **APPROVAL OF MINUTES**  
Approved the November 17, 2007 & January 15, 2008 Minutes as presented.  
BF-HP-JK-RJ-TS
6. **DIRECTOR'S REPORT**  
Hillary Gitelman gave the report.
  - BOARD OF SUPERVISORS ACTIONS
    - ▶ None.
  - OTHER DEPARTMENT ACTIVITIES
    - ▶ City of American Canyon and County Relations.
    - ▶ City of Napa Planning Process.
    - ▶ General Plan changes for review & draft Resolutions.
7. **AGENDA REVIEW**  
Robert Nelson presented agenda. No changes.

**Public Hearings:**

8. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item**   
No items placed on Consent Agenda.
9. **ZAPOLSKI & RUDD, LLC / ZAPOLSKI-RUDD WINERY – USE PERMIT REQUEST #P06-01131-UP**  
**CEQA STATUS:** Mitigated Negative Declaration Prepared. According to the proposed Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: population/housing and transportation/traffic.  
**REQUEST:** Approval of a Use Permit to establish a new 120,000 gallon per year wine production facility to include: (1) construction of a 34,510 square foot building for all

operations; (2) parking for 28 vehicles; (3) three full-time employees and six part-time employees for crush and bottling; (4) two new driveways on Devlin Road and Sheehy Court; (5) on-site pre-treatment of process waste with underground tanks for effluent storage, recirculation, settling tanks, and associated equipment; (6) landscaping; (7) free-standing and building mounted signs; (8) hours of operation from 7:00 a.m. to 5:00 p.m. seven days a week; and, (9) connection to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The project site is located on a 2.56 acre parcel on the northwest corner of Devlin Road and Sheehy Court within the IP:AC (Industrial Park:Airport Compatibility) zoning district. (Assessor's Parcel #: 057-250-028) Napa.

ST

Commission voted to adopt the Mitigated Negative Declaration and approve the Use Permit #P06-01131-UP with Conditions of Approval.

BF-HP-JK-TS-RJ

## ITEM 10 & 11 WILL BE HEARD TOGETHER

10. **THOMAS H. & LADONNA HARDING TRUST, ETAL; HARRY HARDING & SONS, INC.; NELSON & MINDY K. HARDING TRUST, ETAL / NAPA-VALLEJO FLEA MARKET – SPECIFIC PLAN AMENDMENT #P06-01512-SPAMD**

**CEQA STATUS:** See item # 11.

**REQUEST:** That the Commission recommend that the Board of Supervisors approve an amendment to the 1986 Airport Industrial Area Specific Plan to allow transitional uses that have been in operation prior to the adoption of the Specific Plan in both the General Industrial (GI) and Industrial Park (IP) zoning designations and to allow exemptions to the Kelly Road design standards by Use Permit approval.

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

KS

Commission voted to recommend that the Board of Supervisors approve Specific Plan Amendment #P06-01512 SPAMD.

BF-RJ-TS-HP-JK

11. **THOMAS H. & LADONNA HARDING TRUST, ETAL; HARRY HARDING AND SONS INC.; NELSON & MINDY K. HARDING TRUST, ETAL / NAPA-VALLEJO FLEA MARKET – USE PERMIT #P06-01513-UP**

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

**REQUEST:** The Commission recommend that the Board of Supervisors approve a use permit recognizing the unauthorized expansion of a pre-existing flea market use as a legal “transitional use”. This project site is located on eight parcels totaling 20.21 acre parcel on the east side of Napa Vallejo Highway (State Highway 29) between Café Court, South Kelly Road and Case Court within the IP:AC (Industrial Park:Airport Compatability) and GI:AC (General Industrial:Airport Compatability) split combination zoning districts. (Assessor's Parcel #'s: 057-110-004, -007, -032, -033, -039, -041, -059 SFAP, and -061 SFAP). American Canyon.

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

KS

Commission voted to recommend that the Board of Supervisors approve Use Permit #P06-01511-UP based on findings #1-6 and subject to modified Conditions of Approval.

BF-RJ-TS-HP-JK

**Other Business:** (The following matters, unless otherwise noted, may be heard at any time during the meeting at the discretion of the Chairperson).

12. DEPUTY DIRECTOR'S REPORT

John McDowell presented the report.

▶ DISCUSSION OF ITEMS FOR THE **MARCH 5, 2008** MEETING

- ▶ Gateway Winery (600,000 gal.).
- ▶ Laird Winery Expansion.
- ▶ Corizon Winery Expansion.
- ▶ Woodbridge Quarterly Report.
- ▶ New Staff Report Format.

- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
  - ▶ David Arthur Winery Variance - Crush Pad.

13. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Commissioner King commented on Long term and Repeat violators.

14. FUTURE AGENDA ITEMS

- #00338-UP, 1 year after opening – Caldwell Winery
- #02082-UP, May 2008 – Del Dotto Winery
- #03457-UP, 1 year after opening – Kendal – Jackson (Formerly Pecota) Winery
- #P06-0102, 2 years after opening – Frank Family Winery

15. ADJOURN TO AIRPORT LAND USE COMMISSIONER SPECIAL MEETING

Adjourned to the regular meeting of the Conservation Development and Planning Commission meeting of March 5, 2008.

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TERRY SCOTT, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

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C. RENEE LEDERER, Clerk

Key

Vote: RJ = Rich Jager; JK = Jim King; 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