

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

**OCTOBER 3, 2007**

1. **CALL TO ORDER**  
Meeting called to order at 9:01 a.m.
2. **ROLL CALL**  
All present.
3. **PLEDGE OF ALLEGIANCE**  
Mr. Collins led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS**  
None.
5. **APPROVAL OF MINUTES**  
Commission voted to approve September 19, 2007 minutes as presented.  
TS-BF-HP-JK-RJ
6. **DIRECTOR'S REPORT**
  - ▶ BOS Actions – 2 separate agreements – one relates to the redevelopment plan along the Soscol corridor – the other is an agreement with the City of American Canyon regarding future annexations, water, etc.
  - ▶ BOS – October 23, 2007 – Climate Change Issues.
  - ▶ Amendments to the Conservation Regulations this Fall.
  - ▶ Sign Ordinance amendments.
  - ▶ Zoning Ordinance – technical cleanup.
  - ▶ General Plan – Steering Committee has concluded it's work on Land Use, Circulation, Recreation Open Space and Conservation Elements.
  - ▶ October 16, 2007 will be a joint meeting with the BOS. Items to be covered include a Code Enforcement presentation and the General Plan.
7. **AGENDA REVIEW**  
Robert Nelson presented agenda. Item #9 (Napa Valley Marina) is requested to be continued to October 17, 2007.

**Public Hearings:**

8. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item  # 9**  
Commission voted to place item #9 (Napa Valley Marina) on the consent agenda.  
Commission voted to continue Napa Valley Marina to the regular meeting of October 17, 2007.  
TS-BF-HP-JK-RJ

9.  **THOMAS AND DANIEL GIOVANNONI & ALBERT GIOVANNONI / NAPA VALLEY MARINA / NAPA VALLEY MARINA EXPANSION – USE PERMIT MODIFICATION #03026-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: biological resources, air quality, cultural resources, hazardous materials, hydrology and water quality, and transportation and traffic.  
**REQUEST:** Approval to modify Use Permit #U-438283 to include the following: (1) expand the harbor basin by 3.2 acres by removing an existing levee and dredging and excavating the existing “construction and sediment operations” basins; (2) add up to five additional employees for a total of 15; (3) relocate boat fuel tanks from their current position adjacent to the Napa River entrance to a location further within the harbor; and, (4) construct: six new docks with a total of 100 additional boat slips, ancillary boardwalks and foot docks in the expanded basin; a 2,145 square foot clubhouse for marina members with two restrooms, clubroom and office; a new 2,860 square foot, 50-seat restaurant; a 150 square foot outdoor covered grill area; a 260 square foot stand alone restroom facility; 2.2 acres of additional dry boat storage; an additional 132 parking spaces for a total of 267 spaces; a left hand turn lane and subsequent intersection improvements at State Highway 12 / 121 and Cuttings Wharf Road; a new 470 foot long driveway and access road to the proposed restaurant and associated parking area; increases to the existing wastewater ponds on the adjoining parcel from approximately 291,000 gallons to approximately 1,122,750 gallons to accommodate increased septic demand; and, add a new boat elevator. (TO BE CONTINUED TO OCTOBER 17, 2007) **KS**  
[Item place on consent calendar. See item #8.](#)

10. **CAMERON WINE STORAGE / NAPA VALLEY GATEWAY LIMITED / CHARLES SLUTZKIN - USE PERMIT #P07-00389-UP**  
**CEQA STATUS:** Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts.  
**REQUEST:** Approval of a Use Permit to construct three separate buildings totaling 67,306 square feet in three phases, construct 25 parking spaces and nine loading bays, and install landscaping. The project is located on a 3.8 acre parcel on the southwest side of Technology Way approximately 320 feet northwest of its intersection with Gateway Road West within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor’s Parcel #: 057-250-033). Napa **KS**  
[Commission voted to find environment factors 1-6 and adopt the Negative Declaration based on findings 1-6.](#)  
TS-BF-HP-JK-RJ

[Commission voted to approve Use Permit #P07-00389-UP based on findings 11-16 and subject to conditions of approval.](#)  
TS-BF-HP-JK-RJ

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

11. **DRAFT GENERAL PLAN UPDATE – DISCUSSION OF PROPOSED ANGIN AREA POLICIES AND LAND USE MAP** – Commission discussion and possible direction to staff regarding proposed policies and mapping for the Angwin area. **HG**  
 Commission voted to recommend to the Board of Supervisors to include the existing residential zoned area of Angwin that a Measure J vote be taken.  
 BF-HP- RJ-JK-TS  
 N N A  
 Commission voted to recommend removal of all agricultural land from the existing urban bubble.  
 HP-JK-TS-RJ-BF  
 N N N
12. **DRAFT GENERAL PLAN UPDATE – DISCUSSION OF PROPOSED REVISIONS TO THE AGRICULTURAL PRESERVATION AND LAND USE ELEMENT** – Staff presentation / overview, public testimony, Commission discussion and possible direction to staff regarding proposed revisions to the Agricultural Preservation and Land Use Element based on public comments received on the Draft General Plan Update. **HG**  
 Public testimony taken. No action taken.
13. CITY REFERRALS:  
 None.
14. DEPUTY DIRECTOR'S REPORT
- DISCUSSION OF ITEMS FOR THE **OCTOBER 17, 2007** MEETING
    - \* General Plan
    - \* Napa Valley Marina.
    - \* Spence Winery
    - \* Tilly Landmark
  - CODE COMPLIANCE REPORT
  - ZONING ADMINISTRATOR ACTIONS
    - \* None.
15. COMMISSIONER COMMENTS / COMMITTEE REPORTS  
 Heather Phillips – Not available for November 21, 2007 meeting.
16. FUTURE AGENDA ITEMS
- #00338-UP, 1 year after opening – Caldwell Winery
  - #02082-UP, 6 months after opening – Del Dotto Winery
  - #03457-UP, 1 year after opening – Kendal – Jackson (Formerly Pecota) Winery
  - #P06-0102, 2 years after opening – Frank Family Winery
17. ADJOURNMENT  
 Adjourned to the special meeting with the Board of Supervisors and the Conservation Development and Planning Commission meeting of October 16, 2007.

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JIM KING, 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