

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

April 5, 2006

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION WEDNESDAY, APRIL 5, 2006 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR JAGER AT 9:02 A.M.
 2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: CHAIR RICH JAGER, COMMISSIONERS TERRY SCOTT, JIM KING AND DAVID GRAVES. COMMISSIONER BOB FIDDAMAN WAS EXCUSED.
 3. Pledge of Allegiance.
CONSERVATION, DEVELOPMENT AND PLANNING DIRECTOR HILLARY GITELMAN 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 GITELMAN REPORTED THAT THE GENERAL PLAN STEERING COMMITTEE HAD RECENTLY MET AND DISCUSSED THE COMMUNITY CHARACTER ELEMENT OF THE GENERAL PLAN WHICH INCLUDED NOISE, VIEWS AND ASTHETICS, AND CULTURAL AND HISTORICAL RESOURCES.

DIRECTOR GITELMAN ALSO REPORTED THAT THE BOARD OF SUPERVISORS HAD DISCUSSED A POTENTIAL AMENDMENT TO THE ZONING ORDINANCE TO PERMIT FARM MANAGEMENT ACTIVITIES UNDER THE DEFINITION OF AGRICULTURE.
 7. Agenda Review.
SUPERVISING PLANNER ROBERT NELSON ADVISED THAT THE ONLY CHANGE TO THE AGENDA WAS A REQUEST FOR A CONTINUANCE FOR ITEMS #9 AND 10.
- Public Hearings
8. Items to be Decided Without Additional Testimony - Items #12 and #13 to be heard together.
SEE ITEMS #12 AND #13.

9. **GEORGE T. AND COLLETTE Y. GAMBLE / GAMBLE WINERY – VARIANCE REQUEST #03156-VAR**

CEQA Status: See Item #10.

Request: Approval to construct a winery building and associated improvements within 120 feet from Cook Road where a 300 foot setback is required from the centerline of a public road.

PUBLIC HEARING OPENED – TESTIMONY PRESENTED

ITEM CONTINUED TO JULY 19, 2006 AT 9:00 A.M.

TS-DG-JK-BF-RJ

X

10. **GEORGE T. AND COLLETTE Y. GAMBLE / GAMBLE WINERY - USE PERMIT REQUEST #03155-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: aesthetics, geology and soils and hydrology and water quality.

REQUEST: Approval of a Use Permit to establish a new 15,000 gallon per year winery with: (1) a 7,400 square foot two story building for fermentation, indoor crush pad, office, laboratory, shipping and receiving and a restroom, for a winery totaling 7,400 square feet; (2) one full-time and two part-time employees; (3) five parking spaces; (4) tours and tastings by appointment only with a maximum of 20 visitors per day and 140 visitors per week; (5) a marketing plan with 12 private events per year with meals for a maximum of 30 people (from 11:00 a.m. - 10:00 p.m.), two release events per year with a maximum of 125 people (from 11:00 a.m. - 10:00 p.m.) (No events shall occur at the same time); (6) a new engineered septic system; (7) up to two water tanks not to exceed 12,000 gallons total; and, (8) associated driveway and landscaping improvements. The project is located on a +10.00-acre parcel (after a Lot Line Adjustment) at the terminus of Cook Road approximately 2,050 feet from its intersection with Yount Mill Road within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #: 031-110-018) 1851 Cook Road, Yountville, CA.

PUBLIC HEARING OPENED – TESTIMONY PRESENTED

ITEM CONTINUED TO JULY 19, 2006 AT 9:00 A.M.

TS-DG-JK-BF-RJ

X

11. **CLIFF LEDE / THE POETRY INN, LLC. – USE PERMIT REQUEST #P05-0401-UP**

CEQA Status: Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act (Class 3 - New Construction or conversion of small structures and Napa County CEQA Guidelines, Categorical Exemption (Class 3; New Construction, Section 10).

Request: Approval of a Use Permit to establish a new 12,000 gallon per year winery with: (1) 4,361 square feet of building(s) and 6,373 square feet of caves for a winery totaling 10,734 square feet; (2) 1,050 square feet of covered work areas; (3) five full and/or part-time employees; (4) six parking spaces and one loading space; (5) tours and tasting resulting in less than 40 vehicle trips per day and less than five peak hour trips except on those days when marketing events are taking place; (6) a marketing plan with ten activities per year with a maximum of 30 people per event; (7) one private Wine Auction event with a maximum of 100 people; (8) no temporary events; (9) construction of a special design sewage system requiring a permit; and, (10) improvements to the project access road (widening and paving). The project is located on a 23.8 acre parcel at the

11. Continued.

terminus of a private access road on the east side of Silverado Trail approximately 300 feet south of its intersection with Yountville Cross Road within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #032-070-017). 6390 Silverado Trail, Napa.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION FOUND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO STATE CEQA GUIDELINES SECTION 15303 (CLASS 3-NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND NAPA COUNTY LOCAL CEQA GUIDELINES APPENDIX B, CLASS 3, SECTION 10.

TS-DG-JK-BF-RJ

X

THE COMMISSION APPROVED USE PERMIT #P05-0401-UP BASED ON FINDINGS #9 THROUGH # 13 AND SUBJECT TO CONDITIONS OF APPROVAL #1 THROUGH #20.

TS-DG-JK-BF-RJ

X

12. **NICK & CARA NAYLOR / NICHOLAS NAYLOR ETAL - VARIANCE REQUEST #P05-0462-VAR**

CEQA Status: See Item #13

Request: Approval of a Variance to reduce the combined minimum 48 foot road and side yard setback to 22 feet and reduce the designated slope easement from Stagecoach Canyon Road from 50 feet to 13 feet. The project is located on a 0.51 acre parcel on the northwest side of Stagecoach Canyon Road approximately 200 feet southwest of its intersection with Harness Drive and Stagecoach Canyon Road within a PD (Planned Development) zoning district (Assessor's Parcel #: 016-191-003). (Staff requests this item be continued to April 19, 2006)

SEE ITEM #13

13. **NICK & CARA NAYLOR / NICHOLAS NAYLOR ETAL – USE PERMIT EXCEPTION Request #P05-0461-UPCONSETB**

CEQA Status: Categorically Exempt pursuant to Section 15303 and Section 15305 of the California Environmental Quality Act. (Class 3 – New Construction or Conversion of Small Structures and Class 5 - Minor Alterations in Land Use Limitations).

Request: Approval of a Use Permit Exception to reduce both a 65 foot and an 85 foot stream setback to zero to allow construction of a new single-family home. The project is located on a 0.51 acre parcel on the northwest side of Stagecoach Canyon Road approximately 200 feet southwest of its intersection with Harness Drive and Stagecoach Canyon Road within a PD (Planned Development) zoning district (Assessor's Parcel #: 016-191-003). (Staff requests this item be continued to April 19, 2006)

ITEMS #12 AND #13 CONTINUED TO APRIL 19, 2006.

JK-DG-TS-BF-RJ

X

14. **VIEWSHED ORDINANCE** – Commission to hold public hearing on sections of the Viewshed Ordinance per the Commission’s workplan (adopted at the January 4th meeting) for clarifying (but not making weaker or stronger) the subject Ordinance, and to discuss subject Ordinance and provide direction to staff. (Continued from February 1, and March 1, 2006)
PUBLIC HEARING OPENED – TESTIMONY PRESENTED

ITEM CONTINUED TO MAY 17, 2006 AT 9:00 A.M.
TS-DG-JK-BF-RJ
X

Other Business

15. City Referrals:
NONE
16. Staff to provide informational update on approved roadway improvements associated with the Carneros Inn project (approved use permit modification #P05-0316-MOD) at Highway 121 and Old Sonoma Road. (Project APN 047-110-025/026). No Commission action is requested.
UPDATE PRESENTED
17. Request that Commissioner Graves be nominated and recommend to the Board of Supervisors for reappointment to serve on the Napa County Wildlife Commission with the term of office to commence immediately and expire February 1, 2009.
THE COMMISSION NOMINATED COMMISSIONER GRAVES FOR REAPPOINTMENT.
JK-TS-DG-BF-RJ
X
18. Discussion of Items for the April 19, 2006 Meeting.
SUPERVISING PLANNER ROBERT NELSON ADVISED THAT THE FOLLOWING ITEMS WERE SCHEDULED FOR DISCUSSION:
- **A PROPOSED WINERY (FENNEL) ON SOSCOL CREEK;**
 - **NAYLOR DEVELOPMENT OF LOT IN BERRYESSA ESTATES; AND,**
 - **LP/ CARNERA CORPORATE CENTER PROPOSAL IN AIRPORT INDUSTRIAL AREA.**
19. Commissioner Comments.
COMMISSIONER SCOTT INVITED THE COMMISSIONERS AND PLANNING STAFF TO THE CALIFORNIA COUNTIES PLANNING ASSOCIATION CONFERENCE SCHEDULED FOR THE COMING WEEKEND IN CHICO.
20. Zoning Administrator Actions for March 2006.
CONSERVATION, DEVELOPMENT AND PLANNING DEPUTY DIRECTOR STEVE LEDERER REPORTED THAT THE KITCHENS IN THE VINEYARDS APPLICATION WAS APPROVED.
21. Future Agenda Items.
JOINT MEETING OF THE COMMISSION AND THE BOARD OF SUPERVISORS SCHEDULED FOR MAY 9, 2006.

22. Adjournment.

**ADJOURNED TO A REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT
AND PLANNING COMMISSION, WEDNESDAY, APRIL 19, 2006 AT 9:00 A.M.**

TERRY SCOTT, Chair

ATTEST: HILLARY GITELMAN, Secretary-Director

GLADYS I. COIL, Clerk

Key

Vote: DG = David Graves; 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