

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

August 2, 2006

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, AUGUST 2, 2006 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR JAGER AT 9:00 A.M.
2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: CHAIR RICH JAGER, COMMISSIONERS BOB FIDDAMAN, TERRY SCOTT, DAVID GRAVES AND JIM KING.
3. Pledge of Allegiance.
CONSERVATION, DEVELOPMENT AND PLANNING PRINCIPAL PLANNER SEAN TRIPPI 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.
CONSERVATION, DEVELOPMENT AND PLANNING DEPUTY DIRECTOR JOHN MCDOWELL UPDATED THE COMMISSION ON THE FOLLOWING MATTERS:
 - **GENERAL PLAN DISCUSSIONS;**
 - **THE ENDORSEMENT BY THE CITY OF NAPA ON CONSTRUCTION OF A PARKING FACILITY BEHIND THE COUNTY JAIL;**
 - **COUNTY DISCUSSIONS REGARDING THE CONTINUANCE OF THE FLEA MARKET ON HIGHWAY #29 NEAR THE CITY OF AMERICAN CANYON; AND,**
 - **THE CARGILL SALT POND PROPOSAL.**
7. Agenda Review.
SUPERVISING PLANNER ROBERT NELSON ADVISED THAT ITEM #9 COULD BE MOVED TO THE CONSENT CALENDAR AND CONTINUED TO A FUTURE MEETING.

8. Items to be decided without additional testimony.
ITEM #9 CONTINUED TO SEPTEMBER 6, 2006.
BF-DG-TS-JK-RJ

9. **HAVENS WINE CELLARS / MOBIUS PARTNERSHIP - USE PERMIT REQUEST #P05-0407-UPMODMJR**
CEQA Status: Revised Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. Request Approval to modify Use Permit #U-187980 by: 1) increasing annual wine production capacity from 35,000 gallons per year to 120,000 gallons per year and, 2) increasing the number of employees from 5 full-time to 8 full-time and 2 part-time employees. The project is located on a 10.0 acre parcel on the south side of Hoffman Lane, approximately 840 feet west of Solano Avenue within an AP (Agricultural Preserve) zoning district (Assessor's Parcel #: 034-160-011) 2055 Hoffman Lane, Yountville.
ITEM MOVED TO CONSENT CALENDAR. SEE ITEM #8.

10. **RYAN WAUGH / GARY HOUCK – USE PERMIT EXCEPTION REQUEST #P06-01008-UP-CONSERV**
CEQA Status: Subsequent Mitigated Negative Declaration Prepared. According to the proposed Subsequent Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following area: biological resources.
Request: Approval of a Use Permit Exception to the Conservation Regulations to construct an access road and a parking lot at a winery cave entrance on slopes that exceed 30%. The project is located on a 41.35-acre parcel off a private road approximately 1,300-feet west of Soda Canyon Road and approximately four miles north of its intersection with Soda Canyon Road and Silverado Trail within the AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 039-640-001) 2275 Soda Canyon Road, Napa.
SEE ITEM #11.

11. **RYAN WAUGH / GARY HOUCK – USE PERMIT REQUEST #P05-0391-UP**
CEQA Status: See item #10.
Request: Approval of a Use Permit to establish a new 30,000 gallon per year winery with: (1) construction of ±16,000 square feet of caves to be used for all winery operations; (2) on-site parking for six vehicles; (3) three full-time employees and one part-time employee; (4) tours, tastings and retail sales by appointment only with an estimated 30 people on the busiest day, and an average of 70 per week; (5) a marketing plan with 17 activities per year consisting of: six private wine and food events for wine trade personnel per year with a maximum of 20 guests and an average of 10 guests; ten private wine and food events per year with a maximum of 100 guests and an average of 30 guests; one private harvest event per year with a maximum of 200 guests and an average of 75 guests; (6) an open house during the Napa Valley Wine Auction for Auction ticket holders from 11:00 A.M. to 5:00 P.M during Wine Auction week; (7) a new access driveway off an existing private road; and, (8) three 15,000-gallon water storage tanks for fire protection, domestic water, and waste water processing. The project is located on a 41.35-acre parcel off a private road approximately 1,300-feet west of Soda Canyon Road and approximately four miles north of its intersection with Soda Canyon Road and Silverado Trail within the AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 039-640-001) 2275 Soda Canyon Road, Napa. Approved with revised conditions (5-0)
ITEMS #10 AND #11 HEARD TOGETHER.

11. Continued.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6, ADOPTED THE SUBSEQUENT MITIGATED NEGATIVE DECLARATION, INCLUDING THE PROJECT REVISION STATEMENT AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVED THE USE PERMIT FOR AN EXCEPTION TO THE CONSERVATION REGULATIONS, #P06-01008-UP, AND THE WINERY USE PERMIT, #PO5-0391-UP, BASED ON FINDINGS #16 THROUGH #27 AND SUBJECT TO THE REVISED CONDITIONS OF APPROVAL #1 THROUGH #23.

BF-TS-DG-JK-RJ

12. **RICHARD GRAESER / MARK SCHULTE ETAL / GRAESER WINERY - Use Permit MAJOR MODIFICATION Request #P06-0132-MOD**

CEQA Status: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: biological.

Request: Approval to modify a Small Winery Use Permit Exemption for an existing 20,000 gallon per year winery to include the following activities and improvements: (1) tours and tasting by appointment only; (2) a marketing plan to include: three private events with a maximum 40 persons; one annual open house for a maximum 100 persons; and one Wine Auction event for a maximum 25 guests; (3) improvements to the project access road (widening and paving) and parking area; and, (4) replacement of the existing winery sign. The project is located on 41.45 acres on the south side of Petrified Forest Road, approximately 1.6 miles east of its intersection with Franz Valley Road within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 020-430-007) 255 Petrified Forest Road, Calistoga.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6, ADOPTED THE MITIGATED NEGATIVE DECLARATION AND ADOPTED THE MITIGATION MONITORING AND REPORTING PROGRAM.

BF-TS-DG-JK-RJ

THE COMMISSION DECLARED THEIR INTENT TO APPROVE USE PERMIT #P06-0132-UP BASED ON FINDINGS #11 THROUGH #15 AND SUBJECT TO REVISED CONDITIONS OF APPROVAL WHICH WOULD BE BROUGHT BACK TO THE COMMISSION LATER IN THE DAY.

BF-TS-DG-JK-RJ

THE COMMISSION APPROVED USE PERMIT #P06-0132-UP BASED ON FINDINGS #11 THROUGH #15 AND SUBJECT TO REVISED CONDITIONS OF APPROVAL #1 THROUGH #15.

BF-TS-DG-JK-RJ

13. **WARE MALCOMB ARCHITECTS / RICHARD S. LONG & CYNTHIA A. LONG TRUST / MADE IN NAPA VALLEY - USE PERMIT REQUEST #P06-0173-UP**

CEQA Status: Mitigated Negative Declaration prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: transportation.

Request: Approval to construct three manufacturing / industrial buildings totaling 72,499 square feet. Two buildings totaling 47,011 square feet are proposed for the Made in Napa Valley food manufacturing facility. The third building, with 25,488 square feet, is proposed for speculative warehouse, light industrial and office use. The Made in Napa Valley facility includes manufacturing, distribution, warehousing, corporate offices, a test kitchen / tasting bar, showroom / merchandise shop, and an interior courtyard for additional product demonstration. Two new driveways are proposed on Devlin Road. Parking for 186 vehicles is proposed on-site. A Comprehensive Sign Program is included with the proposal. The Comprehensive Sign Program includes monument, directional and wall mounted signs for the site and buildings. 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 5.35 acre parcel between Devlin Road and Napa-Vallejo Highway (State Highway 29), approximately 310 feet north of the Devlin Road intersection with Sheehy Court within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-250-007).

SEE ITEM #14.

14. **WARE MALCOMB ARCHITECTS / RICHARD S. LONG & CYNTHIA A. LONG TRUST / MADE IN NAPA VALLEY – PARCEL MAP REQUEST #P06-0174-PM**
CEQA STATUS:

Request: Approval to subdivide an existing 5.35 acre lot into two parcels consisting of approximately 3.0 acres for the Made in Napa Valley facility and approximately 2.3 acres for a speculative light industrial building, and to further divide the speculative light industrial building into four airspace condominiums with an associated common area. The project is located on a 5.35 acre parcel between Devlin Road and Napa-Vallejo Highway (State Highway 29), approximately 310 feet north of the Devlin Road intersection with Sheehy Court within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-250-007).

ITEMS #13 AND #14 HEARD TOGETHER.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6, ADOPTED THE MITIGATED NEGATIVE DECLARATION INCLUDING THE PROJECT REVISION STATEMENT WITH THE INCORPORATED MITIGATION MEASURE AND ADOPTED THE MITIGATION MONITORING AND REPORTING PROGRAM.

BF-TS-DG-JK-RJ

THE COMMISSION APPROVED USE PERMIT #P06-0173-UP AND TENTATIVE PARCEL MAP #P06-0174-PM BASED ON FINDING #13 THROUGH #24 AND SUBJECT TO THE CONDITIONS OF APPROVAL #1 THROUGH #24.

BF-TS-DG-JK-RJ

15. **LAKESTREET VENTURES, LLC / DOUGLAS H & BARBARA C CALDWELL - USE PERMIT REQUEST #P06-0038-UP**
CEQA Status: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: transportation.
Request: Approval of a Use Permit to construct two 20,640 square foot buildings for warehousing, light manufacturing and ancillary office space. The project is located on a 3.09 acre parcel on the west side of Technology Way at its intersection with Gateway Road West within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-210-033) Napa.
SEE ITEM #16.

16. **LAKESTREET VENTURES, LLC / DOUGLAS H & BARBARA C CALDWELL – TENTATIVE PARCEL MAP REQUEST #P06-01040-PM**
CEQA Status: See Item #15.
Request: Approval to divide a single parcel into two new parcels and further divide two buildings into seven airspace industrial condominiums within each building. The project is located on a 3.09 acre parcel on the west side of Technology Way at its intersection with Gateway Road West within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-210-033) Napa.
ITEMS #15 AND #16 HEARD TOGETHER.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION APPROVED ENVIRONMENTAL RECOMMENDATIONS #1 THROUGH #6, ADOPTED THE MITIGATED NEGATIVE DECLARATION AND ADOPTED THE MITIGATION MONITORING AND REPORTING PROGRAM.
TS-BF-DG-JK-RJ

THE COMMISSION APPROVED USE PERMIT #P06-0038-UP BASED ON FINDINGS #8 THROUGH #12 AND TENTATIVE PARCEL MAP REQUEST #P06-01040-PM BASED ON FINDINGS #13 THROUGH #14 AND SUBJECT TO CONDITIONS OF APPROVAL #1 THROUGH #22.
TS-BF-DG-JK-RJ

17. City Referrals.
NONE
18. Discussion of Items for the August 16, 2006 Meeting.
DEPUTY DIRECTOR MCDOWELL ADVISED THAT THE MEETING OF AUGUST 16TH WOULD BE CANCELLED AND THAT THE FOLLOWING MATTERS WERE TENTATIVELY SCHEDULED FOR DISCUSSION AT THE SEPTEMBER 6, 2006 MEETING:
- **FLEMING COMPANY TRUST/PICKETT ROAD WINE COMPANY REQUEST;**
 - **HAVENS CELLARS REQUEST;**
 - **WOODBIDGE/ONE TRUE VINE MATTER;**
 - **MILLER USE PERMIT REQUEST; AND,**
 - **NAPA VALLEY CROSSROADS REQUEST.**

18. Continued.

DEPUTY DIRECTOR MCDOWELL FURTHER ADVISED THAT THERE WOULD BE A JOINT MEETING OF THE COMMISSION WITH THE BOARD OF SUPERVISORS ON OCTOBER 10, 2006. DESIGN REVIEW WOULD BE DISCUSSED AT THE MEETING.

19. Commissioner Comments.
NONE

20. Zoning Administrator Action for July 2006.
DEPUTY DIRECTOR MCDOWELL UPDATED THE COMMISSION.

21. Future Agenda Items.
- #03318-UP, 10/4/06
JOHN CALDWELL & VINEYARDS, LLC

 - #02082-UP, 1 Year after opening
DEL DOTTO

 - #03457-UP, 1 Year after opening
TWO SISTERS/PECOTA

 - #03409-UP, May, 2007
MATCH WINERY

22. Adjournment.
ADJOURNED TO A REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, SEPTEMBER 6, 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