

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

**MINUTES**  
**MAY 5, 2010**

**1. CALL TO ORDER/ROLL CALL**

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

**2. CITIZEN COMMENTS AND RECOMMENDATIONS**  
None.

**3. APPROVAL OF MINUTES**

Minutes for the meeting of April 7, 2010 were approved as presented.  
TS-BF-MP-MB-HP

**5. DIRECTOR'S REPORT**

Hillary Gitelman gave the report.

- **BOARD OF SUPERVISORS ACTIONS**

- ▶ Joint meeting with the BOS & Planning Commission on May 18, 2010
- ▶ Discussions on St. Helena Hospital
- ▶ Discussions on Vacation Rental Ordinance

- **OTHER DEPARTMENT ACTIVITIES**

**6. AGENDA REVIEW**

John McDowell gave the review.

**7. DISCLOSURES**

Commissioners reported.

**8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY**

**A. NAPA 34 HOLDINGS COMMERCE CENTER / BRIAN KAUFMAN / NAPA 34 HOLDINGS  
- USE PERMIT #P09-00329-UP & TENTATIVE PARCEL MAP #P09-00330-TPM.**

**CEQA Status:** Mitigated Negative Declaration Prepared. According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: Air Quality, Biological Resources, Hydrology and Water Quality, Public Services, Transportation/Traffic, and Utilities and Service Systems. 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 allow the construction and operation of an industrial park totaling 490,503 square feet of new development in eight buildings. Approximately 73% percent of the total development floor area would be dedicated to warehousing uses,

while the remaining 27% would be utilized as office space. Access would be provided from three new driveways located off of an extension of Devlin Road and a single right-in right-out driveway off of Airport Boulevard. Roadway improvements and the preservation and enhancement of approximately 3 acres of existing on-site wetlands are also proposed. The project would connect to the City of American Canyon municipal water system and sewer service would be provided by the Napa Sanitation District. The following approvals are also requested: (1) Lot Line Adjustment to transfer 1.10 acres from the subject property (currently APN 057-210-056) to the property directly to the west (currently APN 057-210-055) to relocate the shared property line to the centerline of the extension of Devlin Road; (2) Tentative Parcel Map to allow the creation of eight industrial parcels ranging in size from 0.60 to 7.18 acres and three wetland/drainage parcels ranging in size from 0.23 to 5.35 acres. Dedication of the Devlin Road right of- way is also proposed, as is the reduction of an existing utility easement at the abandoned Aviation Way right-of-way from 60' to 15' in width; (3) Use Permit Variation to Airport Industrial Area Specific Plan standards to allow driveway access onto Airport Boulevard and a reduced parking ratio at proposed parcel "F" (88 required, 78 proposed). The project is located in the Napa Airport Industrial Area on a 33.9 acre parcel located at the southwest corner of the intersection of State Route 29 and Airport Boulevard, within an IP:AC (Industrial Park: Airport Compatibility Zone D) zoning district. (Assessor's Parcel No.: 057-210-056). No Current Address, the Napa-Vallejo Highway, Napa, Calif: 94558

**Staff Recommendation:** Drop item from the agenda to be renoticed at a future date  
**(CONTINUED FROM THE APRIL 21, 2010 REGULAR MEETING)**

**ITEM TO BE DROPPED FROM AGENDA AND RENOTICED AT A FUTURE DATE**  
Commission voted to move to section 9. Public Hearing Items and be dropped from this agenda.

TS-MB-BF-MP-HP

A

## 9. PUBLIC HEARING ITEMS

### A. INGLEWOOD VILLAGE BUSINESS PARK - MEDICAL OFFICES/INGLEWOOD BUSINESS PARTNERS, LLC- USE PERMIT MODIFICATION (P10-00057)

**CEQA Status:** This request is Categorically Exempt pursuant to Section 15301 of the California Environmental Quality

Act, Class 1, permitting/leasing of existing private structures. This project site is not on one of the lists of hazardous waste sites enumerated under Government code section 65962.5.

**Request:** Approval to modify Use Permit #99077-UP and Use Permit Modification P04-00428 to allow St. Helena Hospital to establish medical offices consisting of approximately 6,345 sq. ft. of floor area within an existing 15,680 sq.ft. two-story office building in the Inglewood Village Business Park. The 2.89 acre project site is located on the south side of Inglewood Avenue and the west side of state Highway 29 within an CN (Commercial Neighborhood) zoning district. (Assessor's Parcel 027-120-063). 1275 Inglewood Avenue, St. Helena.

**Staff Recommendation:** Find that the request is Categorically Exempt from the California Environmental Quality Act and approve the Use Permit modification with the proposed conditions of approval.

Commission voted to finds the project Categorically Exempt from CEQA based on finding 1 of Exhibit A.

TS-BF-MP-BF-HP

Commission voted to approve Use Permit Major Modification P10-00057 based on findings 2 - 6 of Exhibit A and subject to the recommended conditions of approval.



**10. ADMINISTRATIVE ITEMS**

**11. DEPUTY DIRECTOR'S REPORT**

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **May 18, 2010 SPECIAL JOINT MEETING**
- **MAY 19, 2010** PC MEETING WILL BE CANCELLED
- CODE COMPLIANCE REPORT
  - ▶ Flerry Winery
  - ▶ Kitchak Winery
  - ▶ Schweiger Vineyards
  - ▶ Sommerston Winery
- ZONING ADMINISTRATOR ACTIONS
  - ▶ Sage Hill Winery

**12. COMMISSIONER COMMENTS / COMMITTEE REPORT**

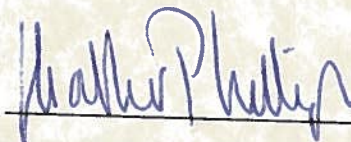
- ▶ Commissioners Heather Phillips gave a report on the Local food Forum.

**13. FUTURE AGENDA ITEMS**

- #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

**13. ADJOURNMENT**

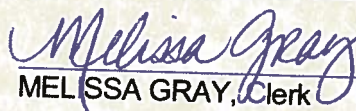
Adjourned to the Special Joint meeting with Conservation Development and Planning Commission and the Board of Supervisors Meeting of May 18, 2010.



HEATHER PHILLIPS, 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