

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

**AUGUST 19, 2009**

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

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

**2. PLEDGE OF ALLEGIANCE**

John Webb led the salute to the flag.

**3. CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)**

None.

**4. APPROVAL OF MINUTES**

June 24, 2009 Minutes were approved as presented.  
TS-MB-HP-MP-BF

**5. DIRECTOR'S REPORT**

Hillary Gitelman gave the report.

- BOARD OF SUPERVISORS ACTIONS

- September 15, 2009 BOS Meeting:
  - ▶ Long term strategy for regional housing needs allocation
  - ▶ Summary of the Williamson act program

- OTHER DEPARTMENT ACTIVITIES

- ▶ Public meeting scheduled for the end of September for further Syar outreach. Date to be announced.
- ▶ Napa Pipe Draft EIR release scheduled for mid to late September.

**6. AGENDA REVIEW**

John McDowell gave the review.

**7. DISCLOSURES**

Commissioners reported.

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

None.

**9. PUBLIC HEARING ITEMS**

- A. JOHN FISHER SUBDIVISION / CLAIRE LOUISE FISHER 1997 TRUST- JILL RANDAL FISHER 1997 TRUST- JOHN FISHER - TENTATIVE MAP # P06-01290-TM**  
**CEQA Status:** Mitigated Negative Declaration has been prepared. According to the Mitigated Negative Declaration, if mitigation measures are not included, the proposed

project would have potentially significant environmental effects in the following area: Biology, Geology & Soils. The project site is not on any of the the lists of hazardous waste sites enumerated under Government Code Section 65962.5

**Request:** Approval of a Tentative Map to subdivide three existing parcels (approximately 322.0, 428.2 and 391.79 acres) into six new parcels approximately 207.8, 165.6, 166.5, 188.7, 232.6 and 180.8 acres in size. The project is located on an approximately 1,141.99 acre parcel on the northeast and southwest sides of Partrick Road, approximately 0.53 mile south of the terminus of Partrick Road in the AW (Agricultural Watershed) Zoning District. (Assessor's Parcel Numbers: 050-010-024, - 030 and - 043) 2433 Partrick Road, Napa

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and approve the Tentative Map with the recommended conditions of approval.

Commission voted to adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Fisher Tentative Map # P06-01290-TM based on findings 1-6 of attached Exhibit A; and approve Tentative Map # P06-01290-TM based on findings 7-13 of attached Exhibit A - Findings, and subject to attached Exhibit B - Conditions of Approval as revised.

MB-TS-HP-MP-BF

**B. CCBJ PROPERTIES LLC COMMERCIAL BUILDING CONVERSION / JEFF VENESS  
- USE PERMIT # P09-00002-UP**

**CEQA Status:** Class 3 Categorical Exemption ("New Construction or Conversion of Small Structures") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B. The project site is not on any of the the lists of hazardous waste sites enumerated under Government Code Section 65962.5

**Request:** Approval of a Use Permit to allow conversion of a former auto body repair shop to a dental laboratory and gift/novelty shop uses in an existing approximately 3,610 square foot building with up to 6 employees and 7 existing parking spaces. The project is located on an approximately 4.86 acre parcel located on the east side of Sky Oaks Drive at the southeast corner of College Avenue in the CN (Commercial Neighborhood) District. Assessor's Parcel Number: 024-163-010. 75 Sky Oaks Drive, Angwin.

**Staff Recommendation:** Find the project is Categorical Exempt, Class 3 from environmental review under CEQA Guidelines Section 15303 and approve the Use Permit subject to recommended Conditions of Approval.

Commission voted to find the project Categorical Exempt, Class 3 from environmental review under CEQA Guidelines Section 15303 based on Finding 1 of Exhibit A; and approve Use Permit # P09-00002-UP based on findings 2-6 of Exhibit A and subject to the attached conditions of approval of Exhibit B as revised.

TS-MB-HP-MP-BF

**C. 2009 OMNIBUS PARKS AND OPEN SPACE ORDINANCE - ZONING CODE TEXT  
AMENDMENT P09- 00163-ZOA AND REZONING P09-00162-RZG**

**CEQA Status:** Negative Declaration Prepared. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5

**Request:** County-sponsored ordinance to: 1.) add a new Chapter 18.90 to the Zoning Code, establishing the:SWP (Skyline Wilderness Park) Combination District; 2.) rezone approximately 3 acres of Assessor's Parcel No. 046-450-041 from the PD (Planned Development) to the AW (Agricultural Watershed) Zoning District; 3.) rezone all of Assessor's Parcel Nos. 046-450-042, 046-390-001, 045-350-002, 045-360-001, and 046-380-001 and portions of Assessor's Parcel No. 046-450-041 to add the :SWP Combination District designation; 4.) amend portions of Chapters 18.08 and 18.104 of

the Zoning Code regarding recreational uses and facilities; and 5.) amend Sections 18.20.020 and 18.20.030 of the Zoning Code to allow “quasi-private recreational uses and facilities” and to revise existing language regarding campgrounds within the AW (Agricultural Watershed) zoning district. The draft Negative Declaration prepared for the Ordinance also addresses adoption of a draft Skyline Wilderness Park Master Plan, however, the Plan is a Board of Supervisors item and will not be coming before the Planning Commission.

**Ordinance Title:** AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING AND ADDING VARIOUS SECTIONS TO TITLE 18 (ZONING) OF THE NAPA COUNTY CODE RELATING TO RECREATION DEFINITIONS, ALLOWED USES IN THE AW ZONING DISTRICT, AND RECREATION FINDINGS AND STANDARDS; ADDING CHAPTER 18.90 TO CREATE THE SKYLINE WILDERNESS PARK COMBINATION DISTRICT; REZONING PORTIONS OF A CERTAIN PARCEL WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF NAPA FROM THE PLANNED DEVELOPMENT DISTRICT (PD) TO THE AGRICULTURAL WATERSHED DISTRICT (AW); AND ADDING CERTAIN PARCELS WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF NAPA WITH AN AGRICULTURAL WATERSHED DISTRICT (AW) ZONING TO THE SKYLINE WILDERNESS PARK COMBINATION DISTRICT (:SWP).

**Staff Recommendation:** That the Planning Commission conduct a public hearing and forward a recommendation of approval to the Board of Supervisors.

Commission voted to recommend to the Board of Supervisors adoption of the proposed Negative Declaration, based on findings 1-5 of Exhibit A, and find the proposed Ordinance consistent with the Napa County General Plan and zoning regulations based on finding 6 of Exhibit A, and recommends Board of Supervisors adoption of the proposed Ordinance as revised.

TS-HP-MP-MB-BF

## 10. ADMINISTRATIVE ITEMS

### A. GREEN HOUSE GAS EMISSION REDUCTION PLAN -- COMMENT LETTER TO NCTPA

Discussion and direction to staff regarding County comments on the list of Green House Gas (GHG) emission reduction strategies circulated by the Napa County Transportation and Planning Agency (NCTPA) for public and agency comments.

**Staff Recommendation:** Staff requests Commission input and concurrence regarding a detailed comment letter proposed for transmittal to NCTPA.

Commission gave input and concurred. The comment letter to NCTPA would be transmitted immediately, containing detailed comments and direction regarding needed revisions and additions to the list of strategies, and suggesting next steps to complete a comprehensive Climate Action Plan by the end of the year.

## 11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- **SEPTEMBER 2, 2009** REGULAR MEETING IS CANCELLED
- DISCUSSION OF ITEMS FOR THE **SEPTEMBER 16, 2009** REGULAR MEETING
  - ▶ August 19, 2009 ALUC meeting will be rescheduled for September 16, 2009.
  - ▶ Clark Ranch rezoning
  - ▶ Mansfield Winery
  - ▶ Wheeler Winery
  - ▶ Fisher Winery
- CODE COMPLIANCE REPORT

- ▶ Sullivan Vineyards
- ZONING ADMINISTRATOR ACTIONS

## 12. COMMISSIONER COMMENTS / COMMITTEE REPORT

- ▶ Director Hillary Gitelman announced that the Skyline Park public meeting will be September 23, 2009.
- ▶ Creation of Design Review item will go before the Board of Supervisors in October.

## 13. FUTURE AGENDA ITEMS

- #00388-UP, 1 year after opening - Caldwell Winery
- #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

## 14. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission Meeting of August 15, 2009.

---

BOB FIDDAMAN, 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