

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES

FEBRUARY 16, 2011

1. CALL TO ORDER/ROLL CALL

Meeting was called to order by Chair Matt Pope.
Commissioners, Bassayne, Fiddaman, Pope present.
Commissioners Scott and Phillips excused.

2. PLEDGE OF ALLEGIANCE

Michelle Benvenuto led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

None.

5. DIRECTOR'S REPORT

- **BOARD OF SUPERVISORS ACTIONS**

- ▶ Dunphy hearing continued to August
- ▶ Pending appeal on BV Gardens end of March
- ▶ Napa Pipe Supplement to EIR is public

- **OTHER DEPARTMENT ACTIVITIES**

- ▶ Draft Landmark Preservation ordinance to Planning Commission on March 2, 2011

6. AGENDA REVIEW

John McDowell gave the review. Napa Executive Center moved to consent calendar to be dropped for future noticing.

7. DISCLOSURES

Commissioners reported.

8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

Commission voted to move item 9A to the consent calendar.

BF-MB-MP-HS-TS

X X

9. PUBLIC HEARING ITEMS

A. METROPOLITAN VAN & STORAGE / E & P PROPERTIES - USE PERMIT (P10-00348-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/Traffic. This 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 construct concrete tilt-up building with 107,424 square feet of floor area for warehousing, shipping/receiving and administrative office area. The building owner stores the personal belongings of military personnel deployed overseas. Containers are shipped to the facility from across the country and are stored until such time as the deployed personnel return. Access would be provided from new driveways on Airpark Road and Alexis Court. On-site parking for 106 vehicles, landscaping, and signage are also included with the proposal. The project site is comprised of two parcels that will be combined. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The proposed project is located on a 6.2 acre site on the northeast corner of Airport Boulevard and Airpark Road within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN's: 057-220-026 & 029. Napa.

Staff Recommendation: Adopt the mitigated negative declaration and approve the use permit with the proposed conditions of approval.

Commission voted to:

Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Metropolitan Van & Storage Building based on findings 1-6 of Exhibit A (attached); and approve Use Permit P10-00348-UP including a Variation to Development Standards based on findings 7-14 of Exhibit A and subject to the conditions of approval (Exhibit B)

MB-BF-MP-HP-TS

X X

B. DRAFT CLIMATE ACTION PLAN

Request: Presentation and discussion of the proposed Climate Action Plan. Commission and public comments are requested.

CEQA Status: In accordance with CEQA and the State CEQA Guidelines (Sections 15168), the County is proposing to use the program level Environmental Impact Report (EIR) for the General Plan Update (SCH# 2005102088, certified June 2008) as the EIR for the Climate Action Plan. As discussed in a memorandum and initial study checklist dated January 28, 2011, this approach is consistent with CEQA and the State CEQA Guidelines because (1) the proposed plan is within the scope of the General Plan approved in 2008, and (2) the program EIR prepared for the General Plan Update adequately describes the activity for purposes of CEQA. In addition, (3) the County has not identified any changes in the General Plan, changes in circumstances under which the General Plan Update was adopted, or new information of substantial importance that would necessitate subsequent environmental review pursuant to CEQA Guidelines Section 15162. A copy of the General Plan Update EIR may be reviewed during business hours at the offices of the Department of Conservation, Development and Planning, 1195 Third Street in Napa, or on the County's website at <http://www.countyofnapa.org/Pages/DepartmentDocuments.aspx?id=4294967660>.

Reviewers are particularly directed to Section 3.4.4 of the Final EIR (on the website, see the document called "FEIR Responses Intro" and scroll to p. 3.0-49).

Staff Recommendation: Conduct a public hearing, discuss the proposal and provide direction to staff. No formal action is requested at this time.

Informational item only. No action taken.

10. ADMINISTRATIVE ITEMS

A. BREMER FAMILY WINERY/ NEW AFFORDABLE HOUSING UNIT AND HOUSING FEES REFUND – BUILDING PERMIT B08-01030

CEQA Status: Categorically Exemption pursuant to Class 3, Section 15303 of the California Environmental Quality Act and Class 3, Item 9, Farmworker Housing, of Napa County's Local Procedures for Implementing the California Environmental Quality Act. The project will result in construction of a farmworker dwelling unit within a previously graded and developed portion of the subject property. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval a refund of \$16,839 of Affordable Housing fees paid December 3, 2010 on commercial building permit B08-01030 in exchange for construction of an approximately 600 square foot one bedroom, one bathroom, deed restricted affordable housing unit located on a 43.8 acre property on the east side of Deer Park Road approximately 1,600 ft. south of its intersection with Sanitarium Road within the AW (Agricultural Watershed) zoning district (Assessor's Parcel Number 0250-370-058) 150 Pine Place, Deer Park.

Staff Recommendation: Approve the refund of Affordable Housing Fees contingent upon execution of a long term affordability agreement with County.

Commission voted to:

1. Find the Bremer Family Winery Affordable Housing Unit Categorically Exempt under Class 3, Section 15303 of the California Environmental Quality Act and Class 3, Item 9, Farmworker Housing, of Napa County's Local Procedures for Implementing the California Environmental Quality Act; and
2. Approve the Alternative Compliance request for the Bremer Family Winery Affordable Housing Unit as meeting the required findings set forth in County Code Section 18.107.060.C and directs staff to execute a Regulatory Agreement and Declaration of Restrictive Covenants to refund Affordable Housing Fees on Building Permit 10-01030 in exchange for the construction of an affordable unit.

MB-BF-MP-HP-TS

X X

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **March 2, 2011PC** MEETING
 - ▶ **Morlet Winery**
 - ▶ **Moore Creek Park proposal from Open Space District;**
 - ▶ **Landmark Preservation Ordinance;**
 - ▶ **NCTPA presentation**
- CODE COMPLIANCE REPORT
 - ▶ **Gonzalves grading activities**
 - ▶ **Cozantino property**
 - ▶ **Caldwell Winery**

- ZONING ADMINISTRATOR ACTIONS

- ▶ Provanance Winery
- ▶ Honeycutt Winery

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

13. FUTURE AGENDA ITEMS

- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P09-00185-UP, 1 year after opening - Ca' Nani Winery
- #P06-1426-UP, 1 year after opening - Pavitt Winery
- #P10-00123-MOD, August 2011 - MJA Vineyards
- #P10-00177-MOD, December 2011 - Kelham Winery

13. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning meeting of March 02, 2011.



MATT POPE, 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