

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION MINUTES

MARCH 17, 2010

1. CALL TO ORDER / ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

Nancy Johnson led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)

None.

4. APPROVAL OF MINUTES

Minutes for the meetings held on February 17, 2010 and March 3, 2010 were approved as presented.
BF-MB-TS-MP-HP

5. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- BOARD OF SUPERVISORS ACTIONS

- ▶ WDO Discussions.

- ▶ May 18, 2010 – Joint meeting with the Planning Commission and annual status report on Code Enforcement.

- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW

Hillary Gitelman gave the review.

7. DISCLOSURES

Commissioners reported.

8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

None.

9. PUBLIC HEARING ITEMS

None.

10. ADMINISTRATIVE ITEMS

A. CALDWELL VINEYARDS WINERY COMPLIANCE REPORT - USE PERMIT 03318-UP & MINOR MODIFICATION P07-00039

CEQA Status: This status report is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

Request: As required by the conditions of approval for Use Permit 03318-UP, this is a status report regarding Building Code and Use Permit compliance on the Caldwell Vineyards Winery located at the southwestern end of Kreuzer lane approximately three-quarters of a mile from its intersection with Fourth Avenue within the Agricultural Watershed (AW) zoning district, 270 Kreuzer Lane, Napa, Calif. Assessor's Parcel Nos. 045-310-055 and 045-310-056.

Staff Recommendation: Direct staff to return to the Commission if this matter is not resolved by July 1st.

Commission upheld staff recommendation and asked staff to return to the Commission if this matter is not resolved by July 1st.

B. ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN AND IMPLEMENTATION OF THE HOUSING ELEMENT PURSUANT TO GOVERNMENT CODE SECTION 65400(a)(2).

CEQA STATUS: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

Request: Staff presentation and Commission discussion regarding an annual report to the California Department of Housing and Community Development and the California Office of Planning and Research pursuant to Government Code Section 65400(a)(2) reporting on the status of the General Plan and implementation of the Housing Element.

Staff Recommendation: That the Commission review the Annual Report and provide comments and questions to staff before the reports are submitted to the Board of Supervisors and the State. Nancy Johnson gave the report.

C. HARDMAN AVENUE DRIVEWAY SIGNAGE STATUS REPORT

Request: Review of Public Works memo reporting on Hardman Avenue driveway signage requested by the Commission on January 20, 2010.

Staff Recommendation: Information item. No action necessary. Hillary Gitelman gave the report.

11. DEPUTY DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- DISCUSSION OF ITEMS FOR THE *April 7, 2010 ALUC SPECIAL MEETING*
 - ▶ St. Regis Hotel
- DISCUSSION OF ITEMS FOR THE *April 7, 2010 PC MEETING*
 - ▶ J. Cellars Winery-continued item
 - ▶ Mumm Winery – Major Mod
 - ▶ Feather Horse Winery
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

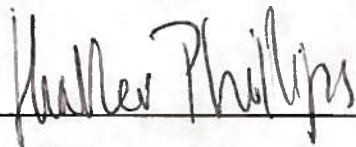
12. COMMISSIONER COMMENTS / COMMITTEE REPORT

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

14. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission Meeting of April 7, 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