



Agenda Date: 12/20/2005
Agenda Placement: 8I
Set Time: 3:30 PM
Estimated Report Time: 10 Minutes

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Susan Ingalls for Robert Westmeyer - County Counsel
County Counsel
REPORT BY: Krishan Chopra, Attorney III , 259-8273
SUBJECT: Findings of Fact for Nielson Construction

RECOMMENDATION

County Counsel requests the Board consider and adopt a resolution of Findings of Fact and Decision on Appeal denying the appeal filed by Lylah and Richard Schieck, Jurgen and Marie Schutz and Lynn and Susan Hill of a decision by the Conservation, Development and Planning Department on September 26, 2005 approving a Site Plan Approval application request (No. P05-0215-SPA) to store materials used in conjunction with the construction business owned by George Nielson located at 147 Camino Oruga with no employee parking or permanent facilities. This project is within an GI:AC (General Industrial: Airport Compatibility) zoning district. (Assessor's Parcel No. 057-151-020) Camino Oruga, Napa.

ENVIRONMENTAL DETERMINATION: This project is Statutorily Exempt from the provisions of CEQA, under Section 15268, "Ministerial Projects". As specified under Section 18.140.010 (A) of the Napa County Code, site plan approvals are considered ministerial projects.

EXECUTIVE SUMMARY

On December 13, 2005, the Board of Supervisors heard the appeal of Lylah and Richard Schieck, Jurgen and Marie Schutz and Lynn and Susan Hill to the Conservation, Development and Planning Department's decision to approve applicant's Site Plan Approval application request (No. P05-0215-SPA). After the close of the public hearing, the Board tentatively voted to deny the appeal, and directed County Counsel to prepare Findings of Fact and Decision on Appeal for formal adoption reflecting the tentative decision.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

This project is Statutorily Exempt from the provisions of CEQA, under Section 15268, "Ministerial Projects". As specified under Section 18.140.010 (A) of the Napa County Code, site plan approvals are considered ministerial projects.

BACKGROUND AND DISCUSSION

On December 13, 2005, the Board of Supervisors heard the appeal of Lylah and Richard Schieck, Jurgen and Marie Schutz and Lynn and Susan Hill to the Conservation, Development and Planning Department's decision to approve applicant's Site Plan Approval application request (No. P05-0215-SPA). After the close of the public hearing, the Board tentatively voted to deny the appeal, and directed County Counsel to prepare Findings of Fact and Decision on Appeal for formal adoption reflecting the tentative decision.

SUPPORTING DOCUMENTS

A . Resolution of Findings of Fact and Decision on Appeal

CEO Recommendation: Approve

Reviewed By: Lynn Perez