



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

**Wednesday January 21, 2009
9:00 AM**

COMMISSION MEMBERS

<i>VICE-CHAIRPERSON</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Jim King</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>CHAIRPERSON</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Matt Pope</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>Hillary Gitelman</i>		<i>COMMISSION CLERK</i> <i>Melissa Gray</i>

The Commission welcomes you to its meeting which is regularly scheduled the first and third Wednesday of the month. The Commission meets at 1195 Third Street, Suite 305, Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

APPEAL PROCEDURE:

If you do not agree with the Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item, you may appeal the Commission's action to the Napa County Board of Supervisors. Appeal must be filed within ten (10) working days from the date of the Commission's action.

Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 310 in Napa. If you have any question concerning the appeals procedure, please call (707) 253 4580 and request assistance.

DISCLOSURE – CONFLICT OF INTEREST:

State law requires agency officers (Commissioners, Directors, Board members) to disclose, and then be disqualified from participation in, any proceeding involving a license, permit, or other entitlement for use, if the officer has received from any participant in the proceeding an amount exceeding \$250 within the prior 12 month period. State law also requires any participant in a proceeding to disclose on the record any such contributions to an agency officer.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, on and after at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

Agenda available on line at www.co.napa.ca.us

1. **CALL TO ORDER / ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN COMMENTS AND RECOMMENDATIONS (10 Minutes)**

The Commission invites Citizen comments and recommendations concerning current problems and future prospects of a planning nature which are within the jurisdiction of the Conservation, Development & Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. **APPROVAL OF MINUTES - None**

5. **DIRECTOR'S REPORT**

- | BOARD OF SUPERVISORS ACTIONS
- | OTHER DEPARTMENT ACTIVITIES

6. **AGENDA REVIEW**

7. **DISCLOSURES**

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

- A. **CHARLES SLUTZKIN - NAPA VALLEY GATEWAY I, LP - NAPA VALLEY GATEWAY BUSINESS PARK TENTATIVE PARCEL MAP APPLICATION P08-00531-PM**

CEQA Status: Categorically Exempt Section 15301 (Class 1(k) Existing Facilities - Subdivision of existing commercial or industrial buildings where no physical changes occur which are not otherwise exempt.)

Request: Approval of a tentative parcel map to create four commercial condominiums at the Napa Valley Gateway commercial office development. The proposal would convert four existing commercial buildings to airspace condominium units with the ground area of the property designated as common area. No new development or change of allowed uses is proposed as part of this application. The project is located on a 5.7 acre parcel located on the south west corner of the intersection of Gateway Road West and Devlin Road, and within an IP:AC (Industrial Park: Airport Compatibility Combination) overlay zoning district, APN: 057-200-012; 477 Devlin Road and 211, 215 and 221 Gateway Road West, Napa, Calif., 94558.

Staff Recommendation: Find the project categorically exempt from CEQA and approve the tentative parcel map as conditioned.

Staff Contact: Linda St. Claire, 299.1348

9. **PUBLIC HEARING ITEMS**

9:00 a.m SET MATTER

- A. **LAKE LUCIANA LLC. – LAKE LUCIANA GOLF COURSE - USE PERMIT APPLICATION P07-00398-UP**

CEQA Status: Final Environmental Impact Report Prepared.

A Draft EIR was prepared and a public hearing was held on the Draft EIR during the 78 day public

comment and review period. Written responses to comments received during the public review period have been incorporated into a Final EIR consisting of the Draft EIR, public and agency comments, responses to comments, and required clarifications and changes to the text of the Draft EIR. The Planning Commission will consider approval or denial of the project following certification of the Final EIR.

Request: Approval of a request to construct an 18-hole championship golf course, attendant buildings and site improvements including lake side recreational uses with a small boat dock and boat storage pavilion and to improve existing dirt access roads to serve the golf course and nearby parcels. Proposed activities associated with the golf course would include the following: 1) Removal of existing vegetation and grading of fairways, cart paths and ancillary buildings including installation of landscaping and irrigation systems; 2) construction of a new clubhouse building with kitchen and eating area for golfers; 3) construction of a swimming pool, small boat dock and provision of canoes, kayaks and small sailboats for use on Lake Luciana; 4) construction of a golf cart storage cave and maintenance building; 5) construction of approximately 25 stream, lake and wetland crossings including riparian habitat restoration; and 6) construction, widening and improvement of the primary access road from Lake Luciana to Pope Valley Road intersecting approximately 1,000 ft. north of Ink Grade to 20 feet except in areas where widening would impact sensitive environmental features. The proposal further includes a request for a Use Permit exception to the County's Conservation Regulations to allow portions of existing roads to encroach into the required stream setbacks and a request for an exception to the County's Road and Street Standards. The proposed golf course is located on approximately 226 acres along the northern edge of Weeks Lake in Pope Valley. The applicant has also proposed reconfiguration of 17 adjacent parcels which occupy approximately 1,180 acres generally north and east of Lake Luciana. Reconfiguration of the parcels is within the scope of the Final EIR prepared for this project, although the proposed lot line adjustments do not require Commission approval. The parcels would be sold individually following execution of a conservation easement or similar deed restriction to protect the northern ridgeline of 15 of the adjacent parcels from future development. The project site is located approximately one mile northeast of the terminus of Barnett Road within an Agricultural, Watershed and Open Space land use designation and an Agricultural Watershed zoning district. (Assessor's Parcel #'s: 018-260-017, 018-290-001 to -013, 018-080-056 to -058, -061 and -062, 018-270-013 and -054, 018-240-009, 018-080-063 and -064) Pope Valley.

Staff Recommendation: That the Planning Commission adopt a motion of intent to certify the Final Environmental Impact Report and approve the project with conditions of approval.

Staff Contact: Ronald Gee, 299-1341

10. ADMINISTRATIVE ITEMS

1:30 p.m. SET MATTER

A. NAPA REDEVELOPMENT PARTNERS, LLC. - NAPA PIPE PROJECT GENERAL PLAN AMENDMENT P07-00230-GPA

CEQA Status: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) issued January 2, 2009. Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the proposed EIR. The 30-day public comment period on the NOP closes February 2, 2009. A public scoping session will also be held January 29, 2009 at 6PM at the Elks Lodge, 2840 Soscol Avenue, Napa.

Request: Public meeting to take testimony on items to be addressed in an Environmental Impact Report (EIR) currently being prepared for the proposed Napa Pipe Project General Plan amendment (application #P07-00230-GPA), associated zoning amendments, and entitlements. The proposal is to develop a high density residential neighborhood with neighborhood-serving uses and public open space on a portion of the site, with commercial and business park development on the remainder of the site.

Specifically, the project would include the following: 1) Up to 2,580 dwelling units of varying sizes, heights and building types, with twenty percent (20%) of the units deed-restricted affordable rental units; 2) a 150-unit continuing care retirement complex with an average of 1.5 beds per unit, for a total of 225 beds; 3) approximately 40,000 square feet of neighborhood-serving retail and restaurant uses; 4) approximately 50 acres of new public parks, open space and wetlands, including a new segment of the Napa River trail about 0.8 miles long and a pedestrian/bicycle connection to Kennedy Park; 5) approximately 50,000 square feet of office space; 6) approximately 140,000 square feet of research & development/light industrial/warehousing; 7) a 150 suites condominium hotel with associated uses such as meeting space and spa; 8) community facilities of up to 12,000 square feet total, including a transit center, interpretive nature center, boat house, fire and sheriff station, café/visitor pavilion and drydock theatre; and 9) off-site improvements including road connections and transportation improvements needed to address the potentially significant traffic impacts of the project and the project's contribution to significant cumulative traffic impacts. The project proposes to use local groundwater and to reserve 19 acres of the site for possible future uses. The 154-acre site is located in the southern portion of Napa County at 1025 Kaiser Road in unincorporated Napa County, about three miles south of downtown Napa. The site is currently zoned I:AC (Industrial: Airport Compatibility Combination District) with a General Plan designation of Study Area. Assessor's Parcel Numbers 046-400-030 and 046-412-005.

Staff Recommendation: Receive public and Commission testimony on items to be addressed in the project-specific EIR.

Staff Contact: Sean Trippi, 299-1353 or Hillary Gitelman, Director Conservation, Development and Planning, 253-4805

B. GREENHOUSE GAS EMISSIONS AND GREEN BUILDING STANDARDS STUDY SESSION

Staff presentation and Commission discussion regarding preliminary findings of a community-wide greenhouse gas emissions inventory, emission-reduction targets in the General Plan, and the use of "green" building code changes to reduce emissions.

Staff Recommendation: This is an informational presentation and discussion item; no action is requested at this time.

Staff Contact: Hillary Gitelman, Director of Conservation, Development & Planning 253-4805

**C. JAYSON WOODBRIDGE / ONE TRUE VINE - WINERY USE PERMIT #P04-0551-UP
QUARTERLY COMPLIANCE REPORT**

Request: Status report regarding compliance with Use Permit P04-0551-UP located at 565 Crystal Springs Road, St. Helena, CA. APN #021-072-044.

Staff Recommendation: Staff requests a motion in support of conducting the next quarterly report on April 1, 2009.

Staff Contact: John McDowell 299-1354

11. DEPUTY DIRECTOR'S REPORT

- | DISCUSSION OF THE **FEBRUARY 4, 2009** ALUC & CDPC MEETING
- | CODE COMPLIANCE REPORT
- | ZONING ADMINISTRATORS ACTIONS
- | OTHER PENDING PROJECTS' STATUS

12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

13. FUTURE AGENDA ITEMS

- | #00338-UP, 1 year after opening - Caldwell Winery
- | #02082-UP, December 2008 - Del Dotto Winery
- | #03457-UP, 1 year after opening - Kendall Jackson (Formerly Pecota) Winery
- | #P06-0102-MOD, 2 years after opening - Frank Family Winery

14. ADJOURNMENT