



AGENDA
NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
Wednesday April 02, 2008

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>CHAIRPERSON</i> <i>Jim King</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>VICE-CHAIRPERSON</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Rich Jager</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>Renee' Lederer</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.

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**
5. **DIRECTOR'S REPORT**

- | BOARD OF SUPERVISORS ACTIONS
- | OTHER DEPARTMENT ACTIVITIES

6. **AGENDA REVIEW**
7. **PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - None**
8. **PUBLIC HEARING ITEMS**

**A. SHANE & SUZANNE PAVITT / PAVITT FAMILY VINEYARDS
VARIANCE REQUEST #P06-01427-VAR**

Requests: Approval of a Variance as required by Napa County Code section 18.104.230 (A.)(1.) to allow an existing 3,915 square foot, two story agricultural structure (built in 2004 and currently not being used) to encroach 464 feet into the required 600 foot winery road setback from the centerline of Silverado Trail.

**SHANE & SUZANNE PAVITT / PAVITT FAMILY VINEYARDS
USE PERMIT REQUEST #P06-01426-UP**

Request: Approval of a Use Permit to establish a new 10,000 gallon per year winery to include the following square footage: (1) an administrative office and a 164 square foot laboratory; (2) new construction of a 170 square foot outdoor crush pad; (3) one full-time and two-part time employees; (4) four parking spaces; (5) tours and tasting by appointment only (Monday – Friday from 7 a.m. to 5 p.m.); (6) a marketing plan to include: eight private wine and food tastings per year for wine trade personnel with a maximum of 10 people per event, and one private Harvest event per year with a maximum of 30 people per event. All food events will be catered; (7) installation of a new winery waste water system, a pretreatment drip irrigation system and 3 holding tank(s) totaling 30,000 gallons; and, (8) mobile bottling. The project is located on a 22.84 acre parcel on the east side of Silverado Trail, approximately 600 feet north of its intersection from Dunaweal Lane within an AW (Agricultural Watershed) zoning district (Assessor's Parcel #: 020-350-026) 4660 Silverado Trail, Calistoga.

Staff Recommendation: Deny Variance and Use Permit request, and request applicant propose alternative project design.

B. NAPA AIRPORT CORPORATE CENTER, LLC. - USE PERMIT #P07-00113-UP

Request: Approval of a Use Permit to construct four 32 foot high concrete tilt-up industrial buildings totaling 170,949 square feet for flexible warehousing, light manufacturing, and ancillary office uses and including installation of 271 parking spaces. The project is located on approximately 12.44 acres of a 34.4 acre parcel at the southwest corner of Napa-Vallejo Highway (State Highway 29) and South Kelly Road within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-090-076). American Canyon.

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

C. ROBERT CRAIG / ROBERT CRAIG WINERY L.P. - USE PERMIT MAJOR MODIFICATION REQUEST #P07-00822-MOD

Request: Approval to modify Use Permit #98183-UP to increase annual wine production from 20,000 gallons per year to 25,000 gallons per year with no increase in visitation, marketing or other changes. The project is located on a 20.19 acre parcel on the south side of Summit Lake Drive, approximately one and a quarter mile west of its intersection with White Cottage Road within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel # 018-060-072) 2475 Summit Lake Drive, Angwin.

Staff Recommendation: Find project categorical exempt from CEQA and Approve Major Modification with recommended conditions of approval.

9. ADMINISTRATIVE ITEMS - None**10. DEPUTY DIRECTOR'S REPORT**

- | DISCUSSION OF ITEMS FOR THE **APRIL 16, 2008** MEETING
- | CODE COMPLIANCE
- | ZONING ADMINISTRATOR ACTIONS
- | OTHER PENDING PROJECTS' STATUS

11. COMMISSIONER COMMENTS / COMMITTEE REPORTS**12. FUTURE AGENDA ITEMS**

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

13. ADJOURNMENT