



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

Wednesday August 19, 2009 9:00 AM

COMMISSION MEMBERS

<i>VICE-CHAIRPERSON</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</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

Clerk of the Commission requests approval of Minutes for the meeting held on:
June 24, 2009 (All Commissioners present)

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 - None****9. PUBLIC HEARING ITEMS****A. JOHN FISHER SUBDIVISION / CLAIRE LOUISE FISHER 1997 TRUST- JILL RANDAL FISHER 1997 TRUST- JOHN FISHER - TENTATIVE MAP # P06-01290-TM**

CEQA Status: Mitigated Negative Declaration has been prepared. According to the Mitigated Negative Declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental effects in the following area: Biology, Geology & Soils. The project site is not on any of the the lists of hazardous waste sites enumerated under Government Code Section 65962.5

Request: Approval of a Tentative Map to subdivide three existing parcels (approximately 322.0, 428.2 and 391.79 acres) into six new parcels approximately 207.8, 165.6, 166.5, 188.7, 232.6 and 180.8 acres in size. The project is located on an approximately 1,141.99 acre parcel on the northeast and southwest sides of Partrick Road, approximately 0.53 mile south of the terminus of Partrick Road in the AW (Agricultural Watershed) Zoning District. (Assessor's Parcel Numbers: 050-010-024, -030 and -043) 2433 Partrick Road, Napa

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Tentative Map with the recommended conditions of approval.

Staff Contact: Ronald Gee, 707-299-1351, or rgee@co.napa.ca.us

B. CCBJ PROPERTIES LLC COMMERCIAL BUILDING CONVERSION / JEFF VENESS - USE PERMIT # P09-00002-UP

CEQA Status: Class 3 Categorical Exemption (“New Construction or Conversion of Small Structures”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B. The project site is not on any of the the lists of hazardous waste sites enumerated under Government Code Section 65962.5

Request: Approval of a Use Permit to allow conversion of a former auto body repair shop to a dental laboratory and gift/novelty shop uses in an existing approximately 3,610 square foot building with up to 6 employees and 7 existing parking spaces. The project is located on an approximately 4.86 acre parcel located on the east side of Sky Oaks Drive at the southeast corner of College Avenue in the CN (Commercial Neighborhood) District. Assessor's Parcel Number: 024-163-010. 75 Sky Oaks Drive, Angwin

Staff Recommendation: Find the project is Categorically Exempt, Class 3 from environmental review under CEQA Guidelines Section 15303 and approve the Use Permit subject to recommended Conditions of Approval.

Staff Contact: Ronald Gee, 707-299-1351, or rgee@co.napa.ca.us

C. 2009 OMNIBUS PARKS AND OPEN SPACE ORDINANCE - ZONING CODE TEXT AMENDMENT P09-00163-ZOA AND REZONING P09-00162-RZG

CEQA Status: Negative Declaration Prepared. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5

Request: County-sponsored ordinance to: 1.) add a new Chapter 18.90 to the Zoning Code, establishing the :SWP (Skyline Wilderness Park) Combination District; 2.) rezone approximately 3 acres of Assessor’s Parcel No. 046-450-041 from the PD (Planned Development) to the AW (Agricultural Watershed) Zoning District; 3.) rezone all of Assessor’s Parcel Nos. 046-450-042, 046-390-001, 045-350-002, 045-360-001, and 046-380-001 and portions of Assessor’s Parcel No. 046-450-041 to add the :SWP Combination District designation; 4.) amend portions of Chapters 18.08 and 18.104 of the Zoning Code regarding recreational uses and facilities; and 5.) amend Sections 18.20.020 and 18.20.030 of the Zoning Code to allow “quasi-private recreational uses and facilities” and to revise existing language regarding campgrounds within the AW (Agricultural Watershed) zoning district. The draft Negative Declaration prepared for the Ordinance also addresses adoption of a draft Skyline Wilderness Park Master Plan, however, the Plan is a Board of Supervisors item and will not be coming before the Planning Commission.

Ordinance Title: *AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING AND ADDING VARIOUS SECTIONS TO TITLE 18 (ZONING) OF THE NAPA COUNTY CODE RELATING TO RECREATION DEFINITIONS, ALLOWED USES IN THE AW ZONING DISTRICT, AND RECREATION FINDINGS AND STANDARDS; ADDING CHAPTER 18.90 TO CREATE THE SKYLINE WILDERNESS PARK COMBINATION DISTRICT; REZONING PORTIONS OF A CERTAIN PARCEL WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF NAPA FROM THE PLANNED DEVELOPMENT DISTRICT (PD) TO THE AGRICULTURAL WATERSHED DISTRICT (AW); AND ADDING CERTAIN PARCELS WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF NAPA WITH AN AGRICULTURAL WATERSHED DISTRICT (AW) ZONING TO THE SKYLINE WILDERNESS PARK COMBINATION DISTRICT (:SWP).*

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a recommendation of approval to the Board of Supervisors.

Staff Contact: John Woodbury, 259-5933, jwoodbur@co.napa.ca.us, or Chris Cahill, 253-4847, ccahill@co.napa.ca.us

10. ADMINISTRATIVE ITEMS

A. GREEN HOUSE GAS EMISSION REDUCTION PLAN -- COMMENT LETTER TO NCTPA

Discussion and direction to staff regarding County comments on the list of Green House Gas (GHG) emission reduction strategies circulated by the Napa County Transportation and Planning Agency (NCTPA) for public and agency comments.

Staff Recommendation: Staff requests Commission input and concurrence regarding a detailed comment letter proposed for transmittal to NCTPA.

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

11. DEPUTY DIRECTOR'S REPORT

- | DISCUSSION OF THE **SEPTEMBER 2, 2009** CDPC MEETING
- | CODE COMPLIANCE REPORT
- | ZONING ADMINISTRATOR ACTIONS
- | OTHER PENDING PROJECTS' STATUS

12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

13. FUTURE AGENDA ITEMS

- | #00388-UP, 1 year after opening - Caldwell Winery
- | #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