

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES
JUNE 2, 2010

1. CALL TO ORDER/ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

Jeff Sharp led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Minutes for the April 21, 2010 meeting were approved as presented.

5. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- **BOARD OF SUPERVISORS ACTIONS**

- ▶ BOS will receive a report on the analysis of the Vacation Rental Ordinance proposal.

- **OTHER DEPARTMENT ACTIVITIES**

6. AGENDA REVIEW

John McDowell gave the review.

7. DISCLOSURES

Commissioners reported.

8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

None.

9. PUBLIC HEARING ITEMS

A. NAPA INDUSTRIAL LLC / NAPA COMMERCE CENTER - DEVELOPMENT AGREEMENT P09-00546-DA

CEQA Status: The entitlements were analyzed for purposes of the California Environmental Quality Act under an Addendum to a Final EIR for the Beringer Wine Estates Devlin Road Facility (State Clearinghouse No. 00034043) certified on January 7, 2009. The original Final EIR was certified on April 9, 2002. In approving the Use Permit and Tentative Parcel Map on January 7, 2009, the Planning Commission readopted the CEQA Findings of Fact and Rationale and Statement of Overriding

Considerations contained in Board of Supervisors Resolution No. 02-72, and further adopted a Mitigation Monitoring and Reporting Program.

Request: Approval of a Development Agreement to grant a vested right for 20 years to construct a 646,734 sq. ft. industrial warehouse building previously entitled for development under Use Permit P08-00131-UP and Tentative Parcel Map P07-00412-UP approved by the Planning Commission on January 7, 2009. The project is located on a 218 acre property immediately south of the Napa County

Airport and approximately 1,000 ft. southwest of the current southerly terminus of Devlin Road and South Kelly Road within the IP:AC - Industrial Park: Airport Compatibility Zoning District (Assessor's Parcel Number 057-090-069), American Canyon.

Ordinance Title: *An Ordinance of the Board of Supervisors of the County of Napa, State of California, approving the Development Agreement between the County of Napa and Napa Industrial LLC.*

Recommendation: That the Commission forward a recommendation for approval of the Development Agreement and adoption of the Ordinance to the Board of Supervisors. Commissioners voted to:

1. Recommend the Board of Supervisors find the previously adopted Addendum to a Final EIR for the Beringer Wine Estates Devlin Road Facility, CEQA Findings of Fact and Rationale and Statement of Overriding Considerations Resolution No. 02-72, and Mitigation Monitoring and Reporting Program certified on January 7, 2009, adequately addressed all project-related potential environmental impacts. TS-BF-MP-MB-HP

2. Recommend Board of Supervisors adoption of the proposed ordinance, finding that the proposed ordinance is consistent with the Napa County General Plan, and does not result in internal inconsistencies within Napa County zoning regulations as amended with 10 year term. TS-MB-BF-MP-HP

10. ADMINISTRATIVE ITEMS

A. WATERSHED INFORMATION CENTER AND CONSERVANCY BOARD UPDATED WEBSITE PRESENTATION

Request: Information item to present updated website content concerning the Watershed Information Center & Conservancy (WICC) Board
Jeff Sharp gave the presentation. No action taken

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE *June 16, 2010 PC* MEETING
 - ▶ Ceja Winery
 - ▶ Shutters Winery
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
 - ▶ De Cristo Viewshed

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

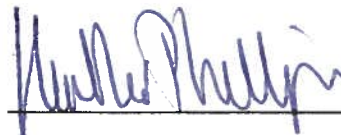
13. FUTURE AGENDA ITEMS

- #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 June 16, 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