

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES
JULY 21, 2010

1. CALL TO ORDER/ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

John McDowell led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Minutes for the meeting held on June 16, 2010 were approved as presented.
BF-MB-TS-MP-HP

5. DIRECTOR'S REPORT

Hillary Gitelman gave the report.

- BOARD OF SUPERVISORS ACTIONS
 - ▶ BOS adopted the Headwater/Rreef, LLC./ Development agreement
- 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 34 HOLDINGS COMMERCE CENTER / KRISTEN PIGMAN / NAPA 34 HOLDINGS – USE PERMIT #P09-00329-UP & TENTATIVE PARCEL MAP #P09-00330-TPM.

CEQA Status: Recirculated Revised Mitigated Negative Declaration Prepared. According to the proposed revised mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: Air Quality, Biological Resources, Hydrology and Water Quality, Public Services, Transportation/Traffic, and Utilities and Service Systems. The

project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Request: Approval of a Use Permit to allow the construction and operation of an industrial park totaling 490,503 square feet of new development in eight buildings. Approximately 73% percent of the total development floor area would be dedicated to warehousing uses, while the remaining 27% would be utilized as office space. Access would be provided from three new driveways located off of an extension of Devlin Road and a single right-in right-out driveway off of Airport Boulevard. Roadway improvements and the preservation and enhancement of approximately 3 acres of existing on-site wetlands are also proposed. The project would connect to the City of American Canyon municipal water system and sewer service would be provided by the Napa Sanitation District. The following approvals are also requested: (1) Lot Line Adjustment to transfer 1.10 acres from the subject property (currently APN 057-210-056) to the property directly to the west (currently APN 057-210-055) to relocate the shared property line to the centerline of the extension of Devlin Road; (2) Tentative Parcel Map to allow the creation of eight industrial parcels ranging in size from 0.60 to 7.18 acres and three wetland/drainage parcels ranging in size from 0.23 to 5.35 acres. Dedication of the Devlin Road right-of-way is also proposed, as is the reduction of an existing utility easement at the abandoned Aviation Way right-of-way from 60' to 15' in width; (3) Use Permit Variation to Airport Industrial Area Specific Plan standards to allow driveway access onto Airport Boulevard and a reduced parking ratio at proposed parcel "F" (88 required, 78 proposed). The project is located in the Napa Airport Industrial Area on a 33.9 acre parcel located at the southwest corner of the intersection of State Route 29 and Airport Boulevard, within an IP:AC (Industrial Park: Airport Compatibility Zone D) zoning district. (Assessor's Parcel No.: 057-210-056). No Current Address, the Napa-Vallejo Highway, Napa, Calif. 94558

Staff Recommendation: Adopt the recirculated revised mitigated negative declaration and mitigation monitoring and reporting plan and approve the requested use permit, variation to development standards and tentative parcel map as conditioned. Commission voted to:

1. Adopt the Recirculated Revised Mitigated Negative Declaration and Mitigation Monitoring Program for the Napa 34 Commerce Center, based on findings 1-6 of Exhibit A;
2. Approve Use Permit and Variation to Development Standards application No. P09-00329 based on findings 7-23 of Exhibit A and subject to the recommended conditions of approval (Exhibit B); and
3. Approve Tentative Parcel Map application No. P09-00330 based on findings 24-30 of Exhibit A and subject to the recommended conditions of approval (Exhibit B).

MB-TS-BF-HP-MP

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B. NAPA SOLAR FARM/GREENTECH POWER GROUP, LLC - USE PERMT P10-00139-UP

CEQA Status: Negative Declaration prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a use permit to construct a 6.7 Mega-Watt solar electric power generation facility. The proposed facility will consist of approximately 50,000 photovoltaic modules assembled into large scale solar arrays mounted on pre-cast concrete pads. The facility will be constructed on about 50 acres of the 80-acre site. The overall height of the arrays will be approximately 5 to 6 feet above existing grade. There will generally

be no employees on-site except for maintenance as needed. There is no expected water use or sewage disposal. Access would be provided from an existing gated access point at the west end of Eucalyptus Drive. The facility would be fenced. The 80 acre project site is located on the west end of Eucalyptus Drive within an Agricultural Watershed: Airport Compatibility (AW:AC) zoning district. APN's: 058-020-012 (S.F.A.P.) and 058-050-042 (S.F.A.P.). American Canyon.

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

Commission voted to:

1. Adopt the Negative Declaration for the Napa Solar Farm, based on findings 1-6 of Exhibit A (attached); and,
2. Approve Use Permit P10-00139 based on findings 7-11 of Exhibit A and subject to the conditions of approval (Exhibit B).

BF-MP-BF-TS-HP

C. ROOSTER ORDINANCE - ZONING ORDINANCE TEXT AMENDMENT P10-00237-ORD

CEQA Status: General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

Request: County-sponsored ordinance to limit the number of roosters permitted per parcel in agricultural areas.

Ordinance Title: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING CERTAIN SECTIONS OF TITLE 18 OF THE NAPA COUNTY CODE REGULATING THE KEEPING OF ROOSTERS

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

Commission continued the item to the August 18, 2010 meeting.

D. NAPA COUNTY LOCAL PROCEDURES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA Status: Procedures by definition do not change the law, but provide for its implementation. Therefore the proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and CEQA is not applicable. Also, it can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable pursuant to the General Rule contained in the Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3).

Request: County-sponsored resolution rescinding prior resolutions and revising Napa County's local procedures for implementing CEQA and the State CEQA Guidelines, eliminating unnecessary duplication between the local procedures and the State CEQA Guidelines, updating the procedures in a variety of ways, eliminating unnecessary appendices, and substituting a revised version of the Initial Study checklist derived from (but not identical to) Appendix G of the State CEQA Guidelines as amended by the State in December 2009.

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

Commission voted to recommend that the Board of Supervisors adopt the proposed resolution as revised, thereby adopting an updated version of Napa County's Local Procedures for Implementing CEQA.
TS-MB-BF-MP-HP

10. ADMINISTRATIVE ITEMS

None.

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **August 18, 2010 PC MEETING**
 - ▶ Sinskey Winery
 - ▶ Frogs Leap Winery
 - ▶ Hyde Winery
- CODE COMPLIANCE REPORT
 - ▶ MJA Vineyards
 - ▶ Caldwell Winery
- ZONING ADMINISTRATOR ACTIONS

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 meeting of August 4, 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