

AGENDA

NAPA COUNTY PLANNING COMMISSION



A Tradition of Stewardship
A Commitment to Service

2741 Napa Valley Corporate Drive, Building 2
Large Conference Room
Napa, Ca. 94558

Wednesday, March 18, 2015
9:00 AM

COMMISSION MEMBERS

<i>CHAIR</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>VICE - CHAIR</i> <i>Matt Pope</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>David Morrison</i>		<i>COMMISSION CLERK</i> <i>Melissa Frost</i>

The Commission welcomes you to its meeting which is regularly scheduled the first and third Wednesday of the month. The Commission meets at 2741 Napa Valley corporate drive, Building 2, 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. 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, 2741 Napa Valley Corporate Drive, Building 2, in Napa. If you have any question concerning the appeals procedure, please call (707) 253-4580 and request assistance.

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, 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.countyofnapa.org

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

The Commission invites Citizen comments and recommendations concerning current problems and future prospects of a planning nature which are within the jurisdiction of the 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 - None****9. PUBLIC HEARING ITEMS****A. PROFILI INDUSTRIAL BUILDING - USE PERMIT P14-00297**

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site 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 establish a new building for warehousing, light manufacturing, and ancillary office space. The project includes construction of a new single-story concrete tilt-up shell building, approximately 38,614 square feet, that may be divided into four suites for future lease; construction of two new driveways on Gateway Road East; construction of 44 on-site parking spaces; installation of landscaping along all four property lines, with dense plantings along the eastern property line to help screen the property from State Highway 29; request for a variation to the Napa Valley Business Park Specific Plan standards to allow a reduction of the landscape area along the north and south (side) property lines from the required 10 feet in width to five feet; installation of a water quality detention and treatment basin; incorporation of a master signage plan, including one monument sign near the southern driveway, four tenant signs along the southern building face, one sign on the eastern building face and one sign on the western building face; proposed business hours of operation - 8am to 5pm Monday through Friday and 10am to 5pm on Saturdays and Sundays; connection to Napa Sanitation District sanitary system; and connection to City of American Canyon municipal water system.

The project is located on a 2.23 acre parcel on the east side of Gateway Road East in the Napa Valley Business Park Specific Plan (NVBPSP) area, north of Springhill Suites Napa Valley. The parcel is zoned Industrial Park: Airport Compatibility (IP:AC); Gateway Road East; Napa California 94559; APN 057-200-003.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit with the proposed conditions of approval.

Staff Contact: Emily Hedge (707) 259-8226, or emily.hedge@countyofnapa.org

Applicant Contact: Ron Profili (707) 254-1600 or rprofili@napanet.net

10. ADMINISTRATIVE ITEMS

A. PROPOSED REVISIONS TO THE WATER AVAILABILITY ANALYSIS PROGRAM

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 7 and Class 8. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 7 (“Actions by Regulatory Agencies for Protection of Natural Resources”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15307 and see Class 8 (“Actions by Regulatory Agencies for Protection of the Environment”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15308.]

Request: Consideration of Staff’s proposal to revise the Water Availability Analysis (WAA) Program, which is used in environmental evaluation documents prepared for new discretionary development proposals that rely on groundwater resources. The WAA is a technical document prepared by a project applicant or their professional representative that quantifies the estimated amount of available groundwater and relates it to the amount of groundwater required to serve the proposed development. Proposed changes consist of replacing the past Phase I and Phase II theoretical analysis, with a two-tier approach based on best available technical documentation.

Staff Recommendation: Continue the item to April 1, 2015.

Staff Contact: Patrick Lowe, Natural Resources Conservation Manager, (707) 259-5937, patrick.lowe@countyofnapa.org

CONTINUED FROM JANUARY 7, 2015 & FEBRUARY 18, 2015 MEETINGS; STAFF REQUESTS A CONTINUANCE TO APRIL 1, 2015.

B. CODE ENFORCEMENT PROGRAM PRESENTATION

CEQA Status: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

Request: Presentation and discussion on the County’s Code Enforcement Program and staff direction that was received by the Board of Supervisors on March 3, 2015.

Staff Recommendation: Informational Item. No action necessary.

Staff Contact: David Guidice, Principal Planner, Code Enforcement Supervisor; (707) 299-1347;

david.guidice@countyofnapa.org

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **APRIL 1, 2015 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

13. FUTURE AGENDA ITEMS

- #03457-UP, 1 year after occupancy - Kendall Jackson (formerly Pecota) Winery
- #P12-00347-UP, 1 year after occupancy - Diogenes Ridge Winery
- #P09-00185, UP, 1 year after occupancy - Ca' Nani Winery
- #P10-00206-UP, 1 year after occupancy for visitation - Caravan Serai Winery
- #P10- 00123-MOD, 1 year after occupancy - MJA Vineyards
- #P11-00464-MOD, 1 year after occupancy - Oakville Grocery

14. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 2741 NAPA VALLEY CORPORATE DRIVE. BUILDING 2, NAPA, CALIFORNIA ON 3-11-15 BY 5:00 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Melissa Frost (By e-signature)
Melissa Frost, Clerk of the Commission