

AGENDA



A Tradition of Stewardship
A Commitment to Service

NAPA COUNTY PLANNING COMMISSION

1195 Third Street, Ste. 305
Napa, Ca. 94558

Wednesday, October 7, 2020
9:00 AM

COMMISSION MEMBERS

<i>VICE CHAIR</i> <i>Andrew Mazotti</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>CHAIR</i> <i>Dave Whitmer</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Joelle Gallagher</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Megan Dameron</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>Lashun Fuller</i>

IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE PLANNING COMMISSION MEETING

Napa County Planning Commission meetings will be conducted via teleconference using the Microsoft Zoom program in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Napa County Health Officer on March 18, 2020, as may be periodically amended.

To participate in the Napa County Planning Commission meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

The Napa County Planning Commission will continue to meet pursuant to the adopted 2020 calendar <https://www.countyofnapa.org/DocumentCenter/View/15733/2020-PC-MEETING-SCHEDULE>.

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Please watch or listen to the Planning Commission meetings in one of the following ways:

- | Watch on your TV - Napa Valley TV Channel 28.
- | Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.
- | Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
- | Via Granicus by http://napa.granicus.com/ViewPublisher.php?view_id=21

You may submit public comment on any item that appears on the agenda, or general public comment for any item or issue that does not appear on the agenda, as follows:

1. Via email – send your comment to the following email address: PC@countyofnapa.org. Please provide your name and indicate the agenda item upon which you are commenting. Emails received will not be read aloud but will still become part of the public record.
2. Via telephone - please call the Planning Commission Public Comment Line at: 707-299-1776. Please provide your name and the agenda item on which you are commenting. Your call will be placed on hold and heard by the Commission in the order received.

The above-identified measures exceed all legal requirements for participation and public comment, including those imposed by the Ralph M. Brown Act and Executive Order N-29-20. If you have any questions, contact us via telephone at (707)-253-4417 or send an email to planningcommissionclerk@countyofnapa.org.

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, 1195 Third Street, Suite 305 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 issues 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

The Clerk of the Commission request approval of Minutes for the meeting held on:
September 16, 2020 (All Commissioners Present)

5. AGENDA REVIEW**6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. BOB BARBARICK / BALLOONS ABOVE THE VALLEY / USE PERMIT #P19-00303-UP**

CEQA Status: Denial of a project is exempt. (CEQA Guidelines section 15061(b)(4))

Request: Consideration and possible adoption of a Resolution of Findings denying Use Permit Application P19-00303 requesting hot air balloon launching on a 2.03-acre parcel within the Agricultural Preserve zoning district, with a General Plan land use designation of Agricultural Resource (AR). The site address is 5360 Washington Street, Napa. APN: 036-130-029

Staff Recommendation: Continue the item to the November 4, 2020 Planning Commission Meeting.

Staff Contact: Emily Hedge, Planner III, 707-259-8226 or Emily.Hedge@CountyofNapa.org and Laura Anderson, Deputy County Counsel, 707-259-8252 or laura.anderson@countyofnapa.org

Applicant Contact: Bob Barbarick, 603 California Boulevard, Napa, CA 94559, (707) 258-8888, bob@balloonrides.com

CONTINUED FROM THE SEPTEMBER 2, 2020 COMMISSION MEETING.

TO BE CONTINUED TO THE NOVEMBER 4, 2020 COMMISSION MEETING.

B. GATEWAY PARTNERS, INC. / GATEWAY PARTNERS WINE PRODUCTION FACILITY / USE PERMIT MAJOR MODIFICATION #P19-00075-MOD

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area(s):

biological resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of use permit major modification to allow a winery with 400,000 gallons of annual production and 44 employees within an approximately 80,200 square foot portion of the previously approved 100,306 square foot building. The proposed winery would not include tours and tastings, retail sales, or marketing events. The proposed project requires a use permit request to modify the previously approved use from warehouse and office to add winery use within an approximately 80,200 square foot portion of Building A as depicted on the site plans. The proposed site plan includes the development of 196 parking spaces, of which the winery will have 80 parking spaces allocated for use. The remainder of Building A will remain as office/warehouse use as previously approved. The proposed project is a continuation of the approved development consistent with the 93466-UP and P16-00213-MOD while diversifying the uses and tenants on the project site. The project continues the same basic development concepts associated with manufacturing and office uses but instead of a building that includes manufacturing of ophthalmological products, the proposed project will include the manufacturing of wine. No change is proposed to the building footprint approved by P16-00213-MOD. The project is located on an approximately 13.8-acre site at the intersection of Airport Boulevard and Gateway Drive and is in the Napa Valley Business Park Specific Plan (NVBPSP) and (IP/AC) Industrial Park/Airport Compatibility Combination Zoning District. 501 Gateway Drive, Napa; Assessor's Parcel Number: 057-220-020

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Major Modification, as conditioned.

Staff Contact: Sean Kennings, Contract Planner, (415) 533-2111, or sean@lakassociates.com

Applicant Contact: Mark Funseth, Gateway Partners I, LLC.; 1850 Soscol Avenue, Suite 207, Napa CA 94559 (707) 252-5460 & Vincent Butler, Lake Street Company, 1850 Soscol Avenue, Suite 207, Napa CA 94559, (650) 327-0670

Applicant Representative: Rob Anglin, Holman Teague Roche Anglin, LLP; 1455 First Street, Suite 217, Napa, CA 94559; (707) 927-4274

C. RUDD PROPERTIES, LLC / SHEEHY WINERY / USE PERMIT P19-00426-MOD

CEQA Status: Consideration and possible adoption of an Addendum to a previously adopted Mitigated Negative Declaration (MND) in accordance with CEQA Guidelines Section 15162. Pursuant to CEQA Guidelines Section 15164, an addendum to an adopted MND may be prepared if only minor technical changes or additions are necessary or if none of the conditions contained in Section 15162 calling for preparation of a Subsequent Negative Declaration have occurred. According to the previously-adopted MND (2018), the then-proposed speculative light industrial building would have, if mitigation measures were not included, potentially significant environmental impacts in the area of Biological Resources. Adopted mitigation measures, which required pre-construction surveys for nesting bird species, bat species, California red-legged frog, and western pond turtle have not been implemented, as no development has taken place on the site at this time. Analysis of the current modification proposal identified no new or substantially more severe significant impacts relative to the original project analyzed in the prior MND. This project site is not on any of the lists of hazardous waste sites enumerated under Government code section 65962.5.

Request: Approval of a Major Modification to a previously approved use permit (P17-00274-UP), as subsequently modified to allow a wine production facility as follows: (1) Maximum annual wine

production up to 98,400 gallon per year within a previously approved 40,085 square foot speculative light industrial building; (2) a decrease in the number of on-site employees from 43 to 10 full-time employees; and (3) approval of a variation to the development standards to construct an attached canopy located over the delivery area. No visitation or marketing is proposed under this request. The project is located on a 2.74 acre site on the east side of Devlin Road, adjoining Sheehy Creek to the north within the Napa Valley Business Park Specific Plan Area. The project site is within the Industrial Park: Airport Compatibility (IP:AC) zoning district and has a General Plan land use designation of Industrial. APN's: 057-210-037 & 038, Napa.

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

Staff Contact: Trevor Hawkes (707) 253-4388, or trevor.hawkes@countyofnapa.org

Applicant Contact: Rudd Properties, LLC (707) 948-2688, or guy.byrne@lrco.com

8. ADMINISTRATIVE ITEMS - NONE

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **NOVEMBER 04, 2020 REGULAR MEETING** (THE REGULAR MEETING OF WEDNESDAY, OCTOBER 21, 2020 HAS BEEN CANCELLED DUE TO THE GLASS FIRE)

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

- CODE COMPLIANCE REPORT

- ZONING ADMINISTRATOR ACTIONS

- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

11. PROJECTS REQUIRING COMMISSION FOLLOW-UP REVIEW

Refer to "PBES Current Projects" Web Page <https://www.countyofnapa.org/591/Current-Projects>

12. 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, 1195 THIRD STREET, NAPA, CALIFORNIA ON 9-30-20 BY 11 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Lashun Fuller (By e-signature)

Lashun Fuller, Clerk of the Commission

