

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, December 16, 2020
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>VICE CHAIR</i> Andrew Mazotti District # 4	<i>COMMISSIONER</i> Anne Cottrell District # 3	<i>CHAIR</i> Dave Whitmer District # 2	<i>COMMISSIONER</i> Joelle Gallagher District # 1	<i>COMMISSIONER</i> Megan Dameron District # 5
<i>COMMISSION COUNSEL</i> Laura Anderson		<i>SECRETARY-DIRECTOR</i> David Morrison		<i>COMMISSION CLERK</i> Lashun Fuller

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>. In order to remain consistent with the Governor's Executive Order N2920 regarding public meetings during the COVID19 emergency, Planning Commission meetings will be available electronically, or telephonically, and not physically open to the public.

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 WILL NOT BE READ ALOUD. Emails received by 9:00 AM on Wednesday will be posted online. Emails received during Commission meetings will be posted after the meeting. All emails become part of the permanent 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.
Note: Please mute all audio on your devices and do not use the speakerphone function prior to calling in to prevent echoing.

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: December 02, 2020 (All Commissioners Present)

5. AGENDA REVIEW

6. DISCLOSURES

7. PUBLIC HEARING ITEMS

A. SAFE HARBOR PARTNERS, LLC / SAFE HARBOR 3.0 / USE PERMIT # P18-00179-UP & TENTATIVE PARCEL MAP #P20-00217-PM

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological Resources unless mitigation measures are adopted. 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 for a new 850,000 gallon per year wine production, bottling and storage facility to allow the following: (a) construction of an approximately 50,612 sq. ft. building, with 8,796 sq. ft. of outdoor covered work areas, for production, storage, bottling and office areas; (b) construction of an approximately 16,858 sq. ft. building, with 5,975 sq. ft. outdoor covered work areas, for storage; (c) on-site parking for 100 vehicles (the installation of 49 parking spaces will be deferred); (d) on-site process wastewater pre-treatment system; and (e) signage and landscape improvements. The proposal also includes a tentative parcel map to split the property into two lots, one on either side of Devlin Road which bisects the property. The proposed lot on the west side of Devlin Road would have 9.81 acres and the lot on the east side of the road would have 2.36 acres. This project is proposed on the west side of Devlin Road. The request also includes a variation to the development regulations of the Napa Valley Business Park Specific Plan to reduce the required 75-foot setback from Fagan Creek and the 65-foot building setback and 20-foot landscape setback along the north property line which are required when a property in the General Industrial zoned area adjoins a property in the Industrial Park zoned area. The creek setback would be reduced to a minimum of approximately 65-feet for portions of eight (8) parking spaces located between the two buildings and to a minimum of approximately 55-feet for a portion of a drive aisle that provides circulation and emergency vehicle access around the westerly (largest) of the two buildings. Additional encroachment into the creek setback area includes bio retention areas and two drainage outfalls into Fagan Creek. The building and landscape setbacks from the north property would be

reduced to 32-feet and 5-feet, respectively. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District (NSD), respectively. The project is proposed on 12.17 acre site bisected by Devlin Road, north of Fagan Creek. The proposed development area is on the west side of Devlin Road. APN: 057-110-012. Napa.

Staff Recommendation: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Use Permit with the proposed conditions of approval.

Staff Contact: Sean Trippi (707) 299-1353, or sean.trippi@countyofnapa.org

Applicant : Alan Sullivan, Safe Harbor Partners, LLC (415) 845-9504, or allansullivansafeharbor@comcast.net

Applicant Contact: Beth Painter, (707) 337-3385 or beth@bnpa.com

B. RAYMOND SIGNORELLO - SIGNORELLO ESTATE WINERY - USE PERMT MAJOR MODIFICATION NO. P19-00198-MOD

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration, the proposed project would not have any potentially significant impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of Use Permit Major Modification to an existing 20,000 gallon per year winery to modify previous project approval to allow the following: a) increase in maximum annual permitted wine production from 20,000 to 50,000 gallons; b) increase daily tours and tastings by appointment from 20 visitors per day, 120 visitors per week (6,240 visitors per year) to 60 visitors per day, 350 visitors per week (18,200 visitors per year); c) replace the existing marketing plan (14 events per year with up to 395 guests) to allow two (2) events per month with up to 24 guests at each event, two (2) events per month with up to 40 guests at each event, three (3) events per year with up to 75 guests at each event, and two (2) events per year with 125 persons at each event (53 events per year for up to 2,011 guests). No separate tours and tastings will occur on the same day as the two events with up to 125 guests; d) construction of 15,906 s.f. of cave area; e) conversion of 3,155 s.f. of the first floor of the two-story residence/storage building hospitality and administrative uses; f) provide 17 on-site parking spaces for the winery; g) increase employees from four (4) full-time to a total 20 full and part time employees; h) upgraded water and wastewater treatment systems; and, i) driveway improvements, modify the existing entry gate, and landscape improvements. The project is located on a 56.59 acre property on the east side of Silverado Trail, approximately 300 feet south of Oak Knoll Avenue within the Agricultural Preserve (AP) zoning district and a general plan designation of Agricultural Resource (AR)/Agriculture Watershed & Open Space. 4500 Silverado Trail, Napa. APN: 039-400-080.

Staff Recommendation: Adopt the Negative Declaration and approve the use permit modification with the proposed conditions of approval.

Staff Contact: Sean Trippi, (707) 299-1353 or sean.trippi@countyofnapa.org

Applicant Contact: Donna Oldford, Plans4Wine, 2620 Pinot Way, St. Helena, CA 94574; (707) 963-5832 or dbolford@aol.com

8. ADMINISTRATIVE ITEMS**A. ELECTION OF 2021 PLANNING COMMISSION OFFICERS**

Staff Recommendation: Elect Chairperson and Vice-Chairperson for the 2021 calendar year.

Staff Contact: Charlene Gallina, Supervising Planner; (707) 299-1355 or charlene.gallina@countyofnapa.org

B. COMMITTEE APPOINTMENTS FOR THE CALENDAR YEAR 2021

Request: Annual appointments and reappointments of Commission members to Standing Committees.

Staff Contact: Charlene Gallina, Supervising Planner (707) 299-1355 or charlene.gallina@countyofnapa.org

C. ADOPTION OF THE 2021 PLANNING COMMISSION MEETING CALENDAR

Request: Adopt the regular meeting schedule for 2021.

Staff Contact: Charlene Gallina, Supervising Planner (707) 299-1355 or charlene.gallina@countyofnapa.org

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **JANUARY 20, 2020 REGULAR MEETING**
- 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 12/8/2020 BY 5 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