

REVISED AGENDA



A Tradition of Stewardship
A Commitment to Service

NAPA COUNTY PLANNING COMMISSION

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

Wednesday December 5, 2018
9:00 AM

COMMISSION MEMBERS

VICE CHAIR

*Joelle Gallagher
District # 1*

COMMISSIONER

*Dave Whitmer
District # 2*

CHAIR

*Anne Cottrell
District # 3*

COMMISSIONER

*Andrew Mazotti
District # 4*

COMMISSIONER

*Jeri Hansen
District # 5*

COMMISSION COUNSEL

Laura Anderson

SECRETARY-DIRECTOR

David Morrison

COMMISSION CLERK

Lashun Fuller

The Commission welcomes you to its meeting which is regularly scheduled the first and third Wednesday of the month. The Commission meets at 1195 Third Street, Ste. 305 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, 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 -None**5. AGENDA REVIEW****6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. JULIE ARBUCKLE / ANTHEM WINERY / USE PERMIT MODIFICATION # P14-00320-MOD, VARIANCE #P14-00321-VAR, VIEWSHED, EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS, AND AGRICULTURAL EROSION CONTROL PLAN #P14-00322-ECPA**

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. 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, Geology and Soils, and Noise. 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 Major Modification for an existing winery permit to allow the following: (1) an increase in annual permitted production capacity from 30,000 to 50,000 gallons; (2) the construction of a new 10,388 sq.ft. Winery Facility including a 1,508 sq. ft. Tasting Room, a 1,724 sq. ft. Office, Catering and Conference Room, and outdoor marketing areas; (3) the development of 29,053 sq.ft. of caves including the on-site placement and storage of spoils; (4) an increase in on-site parking; (5) the development of winery support facilities (water tanks, septic system, and rainwater harvesting and winery process water recycling and reuse systems); (6) an increase in the number of employees; (7) a change in the in the winery's hours of operation; (8) a marketing plan that includes daily tours and tastings by appointment, 36 annual marketing events, and on-site consumption of wine produced on-site; and (9) the reconfiguration of an existing access driveway including the construction of a clear span bridge and approximately 650 feet of new driveway to provide adequate access to the winery. The project also includes an Exception to the Napa County Road and Street Standards for reduced commercial driveway widths and for road grades exceeding 18%, a Variance to allow construction of the proposed winery a minimum of 65 feet from a private access drive where a minimum 300-foot setback is required, a Viewshed request; and, an Agricultural Erosion Control Plan for the installation and maintenance of approximately 1.19 acres of new vineyard. The project is located on an approximate 44.8 acre holding within the Agricultural Watershed (AW) zoning district that consists of two parcels: i) the Winery Parcel (3454 Redwood Road, APN 035-470-046) an approximate 27.23 acre parcel located on the east side of Redwood Road approximately 1.5 miles north of its intersection with Browns Valley Road; and ii) the Access Parcel (3123 Dry Creek Road, APN 035-460-038) an approximate 17.54 acre parcel located on the

west side of Dry Creek Road approximately 1.7 miles north of its intersection with Redwood Road (or approximately 0.4 miles north of its intersection with Linda Vista Avenue). Access to the winery is proposed from Dry Creek Road.

Staff Recommendation: Continue the item to the January 16, 2019 Planning Commission Meeting.

Staff Contact: Donald Barrella, Planner III, (707) 299-1338 or Donald.barrella@countyofnapa.org

Applicant: Julie & Justin Arbuckle, Trustees of the Arbuckle Family Trust dated May 5, 2016; (707) 227-0722 or jarbuckle@sbcglobal.net

Applicant Representative: Rob Anglin, Holman Teague Roche, Anglin LLP.; (707) 927-4280 or angling@htralaw.com.

CONTINUED FROM THE OCTOBER 3, 2018 COMMISSION MEETING.

TO BE CONTINUED TO THE JANUARY 16, 2019 COMMISSION MEETING.

B. JHILA ZAREBI / AMERICAN CANYON SOLAR PROJECT BY RENEWABLE PROPERTIES, LLC / USE PERMIT P18-00114-UP

November 28, 2018 Planning Commission Hearing: The Planning Commission made a motion to approve the project that resulted in a deadlocked vote, requiring continuation of the item for consideration by full the Planning Commission.

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the Mitigated Negative Declaration, the proposed project includes mitigation measures in the following areas: Biology. 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 Use Permit to allow construction of an approximately 18 acre solar field on the 21-acre property. The solar field will utilize approximately 12,096 solar modules (panels) and 66 string inverters, which convert the sun's energy into usable, AC power. Improvements to the property are primarily the ground-mounted solar arrays with a gravel maintenance road along the northern boundary. The project site is located at 2180 American Canyon Road (APNs 059-090-012 & 059-090-016) within the Agricultural Watershed (AW) Zoning District, has direct access to American Canyon Road, and no new improvements to the right-of-way are required.

Staff Contact: Vin Smith, Planning Manager, (707) 259-5934, or vincent.smith@countyofnapa.org

Applicant Contact: Aaron Halimi, President, Renewable Properties, LLC; (530) 518-7669

ITEM CONTINUED FROM THE REGULAR PLANNING COMMISSION MEETING OF NOVEMBER 28, 2018 FOR PLANNING COMMISSION DELIBERATION ONLY.

PUBLIC HEARING IS CLOSED.

C. RUDD PROPERTIES, LLC (JOHN DOBROVICH) / SHEEHY SPECULATIVE LIGHT INDUSTRIAL BUILDING / USE PERMIT P17-00274-UP

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: The project consists of a request to construct a new speculative light industrial building with approximately 40,085 square feet of floor area which includes approximately 38,020 sq. ft. of warehouse space and 2,065 sq. ft. of office space. Primary access would be provided from a new driveway on Devlin Road. Access would also be provided through the site to the south via a shared internal drive aisle. A shared easement agreement between the two properties is already in place. On-site parking for 58 vehicles and landscaping are also included with the proposal. The request also includes a variation to the development regulations of the Napa Valley Business Park Specific Plan eliminating the required 10-foot landscape area along the south property line to accommodate the proposed shared drive aisle and reducing the required 10-foot landscape area along the east property line to a minimum of 5'-0" up to 7'-1". The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The project is proposed on a 2.74 acre site on the east side of Devlin Road, adjoining Sheehy Creek to the north, within the Industrial Park: Airport Compatibility (IP:AC) zoning district. APN's: 057-210-037 (SFAP) & 038 (SFAP). Napa.

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

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

Applicant Contact: Josh Paradis, Ware Malcomb (925) 244-9620 x1420, or jparadis@waremalcomb.com

8. ADMINISTRATIVE ITEMS

A. ADOPTION OF THE 2019 PLANNING COMMISSION MEETING CALENDAR

Request: Adopt the regular meeting schedule for 2019.

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

B. ELECTION OF 2019 PLANNING COMMISSION OFFICERS

Staff Recommendation: Elect Chairperson and Vice-Chairperson for the 2019 calendar year.

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

C. COMMITTEE APPOINTMENTS FOR THE CALENDAR YEAR 2019

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

9. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **December 19, 2018 REGULAR MEETING**
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

- Discussion of Possible Future Solar Regulations

11. FUTURE AGENDA ITEMS

ITEMS REQUIRED TO RETURN TO THE PLANNING COMMISSION FOR DISCUSSION BASED ON FUTURE PRIVATE CONSTRUCTION SCHEDULE

- #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 – Piazza Del Dotto Winery (formerly Ca' Nani Winery)
- #P10-00206-UP, 1 year after occupancy for visitation - Ashes and Diamonds Winery (formerly Caravan Serai Winery)
- #P10- 00123-MOD, 1 year after occupancy - MJA Vineyards
- #P11-00464-MOD, 1 year after occupancy - Oakville Grocery
- #P13-00055-UP: 3 years after approval date for reporting on visitation and marketing-Bell Wine Cellars

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 NOVEMBER 29, 2018 BY 9AM. 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