

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

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

**Wednesday February 19, 2020**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

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### COMMISSION MEMBERS

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*VICE CHAIR*

*Andrew Mazotti*  
*District # 4*

*COMMISSIONER*

*Anne Cottrell*  
*District # 3*

*CHAIR*

*Dave Whitmer*  
*District # 2*

*COMMISSIONER*

*Joelle Gallagher*  
*District # 1*

*COMMISSIONER*

*Jeri Hansen*  
*District # 5*

*COMMISSION COUNSEL*

*Laura Anderson*

*SECRETARY-DIRECTOR*

*David Morrison*

*COMMISSION CLERK*

*Lashun Fuller*

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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](http://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:  
February 05, 2020 (All Commissioners Present).

**5. AGENDA REVIEW****6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. NAPA COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT / SUSCOL HEADWATERS PARK & NAPA SOLANO RIDGE TRAIL / USE PERMIT # P19-00482-UP AND USE PERMIT MINOR MODIFICATION # P19-00483-MM**

**CEQA Status:** Napa County is a responsible agency for this project. As the decision-making body for the County on the project, the Planning Commission certifies that it has reviewed and considered the information contained in the Mitigated Negative Declaration adopted by the Board of the Napa County Regional Park and Open Space District and finds that it adequately addresses those effects that are within the scope of the County's jurisdiction as a responsible agency (CEQA Guidelines Sec. 15050 (b)). The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Sec. 65962.5

**Request:** This request consists of a new Use Permit to allow the construction and operation of Suscol Headwaters Park, a public recreational facility including trails for hiking, horseback riding, and mountain biking. The project is located on 4 parcels totaling 709 acres, approximately 2.87 miles east of the intersection of Highway 29 and Highway 221 and within the AW (Agricultural Watershed) & AW:AC (Agricultural Watershed/Airport Compatibility Combination) zoning district. Assessor's Parcel Nos. 045-360-013, 045-360-014, 045-360-022, and 057-030-014. The request also consists of a Use Permit Minor Modification to P04-0464, for the Napa Solano Ridge Trail, which would provide for a through-connection to Suscol Headwaters Park by correcting the route of the trail. The Napa Solano Ridge Trail is located on 2 parcels totaling 244.75 acres, adjoining the parcels of Suscol Headwaters Park to the north and within the AW (Agricultural Watershed) & AW:SWP (Agricultural Watershed/Skyline Wilderness Park Combination) zoning district. Assessor's Parcel Nos. 045-360-001 and 045-370-001.

**Staff Recommendation:** Certify that the Planning Commission has reviewed and considered the Mitigated Negative Declaration, and approve the requested use permit as conditioned, and approve the requested use permit minor modification as conditioned.

**Staff Contact:** Trevor Hawkes, Planner III, (707) 253-4388 or [trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)

**Applicant:** Napa County Regional Parks and Open Space District

**Applicant Representative:** Chris Cahill, Principal Planner; (707) 299-1335 or [ccahill@ncrposd.org](mailto:ccahill@ncrposd.org)  
and Kyra Purvis, Park and Open Space Planner; (707) 299-1788 or [kpurvis@ncrposd.org](mailto:kpurvis@ncrposd.org).

**8. ADMINISTRATIVE ITEMS - None**

**9. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE **MARCH 4, 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**

- PRESENTATION OF A PROCLAMATION TO JERI HANSEN, COMMISSIONER OF THE NAPA COUNTY PLANNING COMMISSION, IN RECOGNITION OF SERVICES TO NAPA COUNTY.

**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 FEBRUARY 12, 2020 BY 9:00 AM. 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