

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday February 6, 2019
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

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| <i>VICE CHAIR</i> <i>Dave Whitmer</i> <i>District # 2</i> | <i>COMMISSIONER</i> <i>Anne Cottrell</i> <i>District # 3</i> | <i>CHAIR</i> <i>Joelle Gallagher</i> <i>District # 1</i> | <i>COMMISSIONER</i> <i>Andrew Mazotti</i> <i>District # 4</i> | <i>COMMISSIONER</i> <i>Jeri Hansen</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> |

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

The Clerk of the Commission requests approval of Minutes for the meeting held on:
January 16, 2019 (All Commissioners Present)

5. AGENDA REVIEW**6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. SAGE CANYON TELECOMMUNICATION FACILITY – USE PERMIT #P18-00397-UP**

CEQA STATUS: Consideration and possible adoption of Categorical Exemptions Class 3: 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 Section 15303(d), Class 3 which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Section 504, Categorical Exemptions]. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a request for a Use Permit to: 1) Construct a 127 ft. tall telecommunication facility designed to look like a pine tree (commonly referred to as a "monopine"); 2) install up to nine (9) antennas with associated equipment; 3) place the tower and associated equipment within an approximately 28 ft. by 38 ft. lease area; 4) construct two concrete pads totaling approximately 150 square feet containing a backup diesel generator and ancillary ground mounted equipment; and 5) install an approximately 100 ft. long by 12 ft. wide all weather access road connecting to the existing vineyard access road.

The project is located in the southwest quadrant of an approximately 300.1 acre property within the AW (Agricultural Watershed) zoning district, and will be placed on a ridgeline approximately 630 ft. above, and 940 ft. north of Sage Canyon Road (State Route 128) at its nearest point. Access to the site will be via an existing approximately 1.0 mile long private access road and approximately 0.9 mile long vineyard access road with a site address of 2470 Sage Canyon Road; APN: 032-010-097.

Staff Recommendation: Find the project Categorically Exempt and approve the Use Permit based on the attached findings and subject to recommended conditions.

Staff Contact: John McDowell, Planner, 707-299-1354, john.mcdowell@countyofnapa.org.

Applicant Contact: Tom Johnson, TSJ Consulting Inc., 925-785-3727, tom@TSJconsulting.

8. ADMINISTRATIVE ITEMS

A. DRAFT- ACCEPTED CUSTOMS AND STANDARDS FOR PROPANE CANNONS AND OTHER AUDIBLE FRIGHTENING DEVICES

Request: Provide information to the Planning Commission regarding the progress of draft proper and accepted customs and standards for the operation of propane cannons and other audible frightening devices used within Napa County agricultural lands.

Staff Recommendation: Napa County Agricultural Commissioner and Director of Planning and Environmental Services (PBES) seek to inform the Planning Commission of progress on the development of proper accepted customs and standards for propane cannons and other audible frightening devices as referenced in the Napa County Right to Farm 2.94.020. Establishing accepted customs and standards will allow Code Enforcement to pursue violations not consistent with proper use.

Staff Contact: Humberto Izquierdo, Agricultural Commissioner/Sealer of Weights & Measures, (707) 253-4357 or Humberto.izquierdo@countyofnapa.org.

B. PLANNING COMMISSION TRAINING

- Brown Act & Conflict of Interest presented by John Myers, Deputy County Counsel III

9. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **FEBRUARY 06, 2019 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 JANUARY 29, 2019 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