

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

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

**Wednesday February 7, 2018**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

### COMMISSION MEMBERS

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<i>COMMISSIONER</i> <i>Joelle Gallagher</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>CHAIR</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>VICE CHAIR</i> <i>Terry Scott</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>ACTING COMMISSION CLERK</i> <i>Lashun Fuller</i>

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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: January 17, 2018 (Commissioner Gallagher excused)

**5. DIRECTOR'S REPORT**

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

**6. AGENDA REVIEW****7. DISCLOSURES****8. PUBLIC HEARING ITEMS****A. ACORN 6A DEVLIN ROAD REAL ESTATE, LLC / NAPA AIRPORT SELF-STORAGE FACILITY / USE PERMIT P16-00329-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:** Approval of a use permit to allow the construction of a new self-storage facility with approximately 105,099 square feet of floor area within four buildings; 1,524 square feet designated for wine storage; and, a 1,667 square foot manager's office. The project site lies between State Highway 29 to the east and Devlin Road to the west. Access would be provided from a new gated driveway on Devlin Road. No access is proposed or permitted from the highway. On-site parking for six vehicles, landscaping, perimeter fencing and signage are also included with the proposal. Exterior building materials include split-face concrete block, "hardi-lap" wood siding; cement plaster, stone veneer, metal roofing; and, wrought iron fencing and gate. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The facility is proposed on a 7.38 acre parcel on the east side of Devlin Road, across from Sheehy Court, and on the north side of Sheehy Creek within the Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-250-008. 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](mailto:sean.trippi@countyofnapa.org)

**Applicant Contact:** Ryan Smith (530) 886-8558, or [ryan@norcalselfstorages.com](mailto:ryan@norcalselfstorages.com)

**B. Napa Valley Country Club/Verizon Napa Valley Country Club Site/Use Permit P17-00385-UP**

**CEQA Status:** Consideration and possible adoption of a Categorical Exemption pursuant to Section 15303 (d) of the California Environmental Quality Act (CEQA), Class 3, which exempts construction of new small structures or conversion of small structures. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval to: (1) construct a 70-foot tall telecommunication facility designed to look like a pine tree (commonly referred to as a "monopine"); (2) install up to 12 antennas with associated equipment; (3) place the facility and associated equipment within a 15'X 30' subleased area of a 3,600 square foot leased area on the eastern side of the parcel; (4) construct a 198 square foot concrete pad to hold the backup diesel generator and other equipment; (5) construct one 16 square foot equipment shelter immediately and two 16 square foot equipment shelters at some point in the future; (6) install emergency notification signs on the site; and (7) improvements to the existing access road. The facility would be located on the eastern side of an approximately 96.61 acre parcel on the southern side of Hagen Road, on the grounds of the Napa Valley Country Club, within the Agricultural Watershed (AW) zoning district, at 3385 Hagen Road, Napa, CA 94558; Assessor's Parcel 052-130-041.

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

**Staff Contact:** Graham Hannaford, Planner II, 707-299-1361, [graham.hannaford@countyofnapa.org](mailto:graham.hannaford@countyofnapa.org).

**Applicant Contact:** Jason Osborne, Anthem Telecom, 707-559-2121, [Jason@beacondev.net](mailto:Jason@beacondev.net).

- C. General Plan Consistency Analysis:** Staff presentation and request for the Commission to send the attached letter to Napa Valley Unified School District (NVUSD), in compliance with Public Resources Code Section 21151.2 and State Government Code Section 65402. This General Plan Consistency Analysis is intended to determine if using the parcel for a school is consistent with the policies of the Napa County General Plan and to provide analysis to the NVUSD School Board as to the consistency of the property with Napa County land uses and development standards. The Planning Commission's recommendation on the suitability of the site is advisory, and the District is not bound to a particular course of action based on the Planning Commission's recommendation.

**Staff Recommendation:** Take public testimony after Staff presentation and provide direction to staff regarding the draft letter and attached analysis.

**Staff Contact:** Emily Hedge, Planner II; 707-259-8226; [emily.hedge@countyofnapa.org](mailto:emily.hedge@countyofnapa.org)

**9. ADMINISTRATIVE ITEMS**

**A. GENERAL PLAN IMPLEMENTATION ANNUAL REPORT - INFORMATIONAL ITEM**

**CEQA Status:** Not applicable; no action is requested.

**Staff Recommendation:** Receive an informational presentation about the status of General Plan implementation and the annual report required by State law. The report will be presented to the

Board of Supervisors on March 13, 2018 and is due to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1, 2018. The Commission may accept public comments, engage in discussion, and provide direction to staff as desired. No action is requested.

**Staff Contact:** John McDowell, (707) 299-1354 or [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)  
[ry.qitelman@countyofnapa.org](mailto:ry.qitelman@countyofnapa.org).

## 10. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **FEBRUARY 21, 2018 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

## 11. COMMISSIONER COMMENTS / COMMITTEE REPORTS

## 12. 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 - Ca' Nani Winery
- #P10-00206-UP, 1 year after occupancy for visitation - 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

## 13. 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 (FILL IN DATE) BY (FILL IN TIME). 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