

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday May 6, 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> Vacant 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>.

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 for 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. Email messages received after 9:00 A.M. may be read into the record following public comment provided in person or via telephone as directed by the Commission Chair.
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.

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:
March 4, 2020 (All Commissioners Present)

5. AGENDA REVIEW

6. DISCLOSURES

7. PUBLIC HEARING ITEMS

A. EAGLE VINES WIRELESS TELECOMMUNICATIONS AT&T/SPRINT PROJECTS / NAPA SANITATION DISTRICT / USE PERMITS 18-00410-UP & 19-00337-UP

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources, unless mitigation measures are adopted. This 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 co-located wireless telecommunications facilities for AT&T and Sprint on a portion of the Eagle Vines Golf Club (EVGC) site. The proposed AT&T facility would include: (1) construction of a 50-foot tall steel monopine tower with 'faux pine' foliage; (2) installation of 12 panel antennas; (3) installation of 15 Radio Remote Heads (RRHs); (4) a 20-foot by 15-foot lease area and fenced equipment enclosure including ground mounted equipment cabinet(s), a 24-hour emergency power backup generator, and other equipment necessary for the daily operation of the facility; and (5) extension of underground power to the facility from an existing on-site pull box. The proposed Sprint facility would include: (1) construction of a 55-foot tall steel monopine tower with 'faux pine' foliage; (2) installation of six (6) panel antennas; (3) installation of 12 Radio Remote Heads (RRHs); (4) a 20-foot by 15-foot lease area and fenced equipment enclosure including ground mounted equipment cabinet(s), a 24-hour emergency power backup generator, and other equipment necessary for the daily operation of the facility; and (5) extension of underground power to the facility from an existing on-site pull box. Although both carriers will utilize different lease areas for the telecommunications equipment and monopine antenna towers, the proposed project is considered co-located based on the general clustering of the proposed infrastructure. The monopine towers will be located approximately 160 feet apart along the northwest corner of the outside fence of the existing golf course driving range and the two equipment enclosures areas are approximately 55 feet apart. Access to the site is from an existing maintenance road off the main parking area of the Eagle Vine Golf Club. The project is located at 580 South Kelly Road, approximately ¼ mile south of its intersection with Highway 12, within the Agriculture Watershed: Airport Compatibility (AW:AC) zoning district and a General Plan designation of Industrial.

APN: 057-060-007; American Canyon.

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

Staff Contact: Sean Kennings, Contract Planner, (415) 533-2111, or sean@lakassociates.com; or John McDowell, Supervising Planner, (707) 299-1354, or john.mcdowell@countyofnapa.org

Applicant Contact: ATT Mobility; contact - Derek Turner, (415) 420-4922, or dturner@J5ip.com-Sprint; contact – Sean Prior (Precision SD), (916) 918-9322, or sean@precisionSD.com

B. GREENWOOD MANSION CAFÉ / VINUM CELLARS – SPECIFIC PLAN AMENDMENT P17-00019-SPA & USE PERMIT P17-00099-UP

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. 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 Specific Plan Amendment and Use Permit to replace the terms of Use Permit U-89-55, U-90-11 and #98272-MOD with respect to the subject property and converting an existing 3,090 sq. ft. office building within a 1880's farmhouse to a café, winery with wine tasting, and office including: Convert 840 sq. ft. of the main building lower floor to a café including commercial kitchen and indoor food service seating area; convert remaining 920 sq. ft. of the main building lower floor to wine tasting room with tasting bar and indoor seating area; retain and upgrade existing 1,330 sq. ft. main building second story for office use including establishment of conference room and installation of 90 sq. ft. elevator shaft and small lobby area; construct new ancillary 680 sq. ft. carriage house on the north side of the main building for wine production; construct approximately 1,200 sq. ft. uncovered, unenclosed deck for use as outdoor café and wine tasting seating; reconfigure and add parking spaces for a total of 32 on-site parking spaces (within a 231 space shared access parking lot serving APN's 057-200-028, -029, -030, -031, -032, and -033); annual maximum production of 1,200 gallons of wine; replacement of approximately 15,000 sq. ft. of existing lawn area with vineyard; a maximum of 10 full-time employees, and 5 part-time employees; total café and wine tasting seating not to exceed 60 seats (inclusive of all indoor and outdoor seating). The project is located on an approximately 1.17 acre site within the IP:AC (Industrial Park: Airport Compatibility) zoning district and a General Plan designation of Industrial at the northwest corner of Airport Boulevard and Devlin Road, 499 Devlin Road, Napa (Assessor's Parcel Number 057-200-028).

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a recommendation to the Board of Supervisors to approve the project.

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

Applicant: Richard Bruno, Vinum Cellars, (415) 260-6648, richard@vinumcellars.com

Applicant Representative: Diane G. Kindermann, Abbott & Kindermann, Inc. Attorneys at Law, (916) 456-9595

C. CHAPPELLET WINERY, INC / CHAPPELLET WINERY / USE PERMIT MAJOR MODIFICATION # P18-

00307 AND EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS

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. Mitigation measures are proposed for the following areas: Biological Resources, Geology and Soils, and Transportation. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit Major Modification to an existing 150,000 gallon per year winery to allow the following: (1) Increase in maximum annual permitted wine production from 150,000 to 250,000 gallons; (2) Increase daily tours and tastings from 40 persons per day (no appointment required), 280 person per week maximum to 95 persons per day (appointment required for the additional 55 persons per day), 665 visitors maximum per week; (3) Modification of an existing Marketing Program to increase events from 54 events per year (2,470 guests) to 76 events per year (4,230 guests) as follows: (a) Ten (10) annual events for up to 20 guests; (b) Six (6) annual events for up to 80 guests; (c) Three (3) annual events for up to 160 guests; (d) Three (3) annual events for up to 200 guests; and (e) Use of shuttle service from an off-site pick up area for all events of greater than 100 persons; (4) Increase parking spaces from 26 spaces to 38 spaces and provide a minimum of two on-site bicycle parking spaces; (5) Increase the number of employees from 24 to 30; (6) Upgrade the existing water system permit from a Transient Non Community (TNC) water system to a Non-Transient Non-Community (NTNC) water system; and (7) Improvement of the existing access driveway and Pritchard Hill Road to County standards except for the request noted below.

The project also includes a request for an exception to the Napa County Road and Street Standards (RSS). The request proposes an exception to the Napa County RSS to allow for a reduction of driveway width for some portions of the existing driveway, and for a portion of road with slopes exceeding 18 percent but less than 20 percent without transition zones (sections of road not exceeding 10 percent for 100 feet in length immediately preceding and ensuing the section of road with the roadway grade of 18 to 20 percent). An exception was requested by the applicant and tentatively approved by the Public Works Department to allow the Chappellet Winery Use Permit Modification to be approved without the requirement that a left turn lane be installed at the intersection of the property driveway and Sage Canyon Road. The project is located on a 15.01 acre site within the AW (Agricultural Watershed) zoning district and has an AWOS (Agriculture, Watershed, and Open Space) General Plan land use designation at 1579 and 1581 Sage Canyon Road, St. Helena, CA; APN: 032-010-090; and 098, respectively.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Exception to the Napa County Roads & Street Standards and Use Permit Major Modification, as conditioned.

Staff Contact: Jason R. Hade, Principal Planner (707) 259-8757 or Jason.hade@countyofnapa.org

Applicant: Dave Pirio, Director of Vineyard Operations; (707) 286-7137 or dave@chappellet.com

Applicant Representative: Jeffrey Redding, AICP, Land Use Planning Services, 2423 Renfrew Street, Napa, CA 94558, (707) 255-7375 or jreddingacip@comcast.net

8. ADMINISTRATIVE ITEMS - None**9. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE **May 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 APRIL 28, 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