

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday July 15, 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> Megan Dameron 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:
July 1, 2020 (All Commissioners Present)

5. AGENDA REVIEW**6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. CAROL POOLE / NAPA WILDLIFE RESCUE RESERVE / USE PERMIT NO. P19-00495-UP**

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 1, 3, and 4. 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 15301, Class 1 Minor Alterations to Existing Facilities; Section 15303, Class 3 New Construction or Conversion of Small Structures; and Section 15304, Class 4 Minor Alterations to Land.] This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a request from Napa Wildlife Rescue for a Use Permit (No. P19-00495) to operate a Wildlife Rescue Center (N.C.C. §18.08.638). The requested Use Permit would contain the following actions: 1) conversion of an existing 2,824 square foot single-family residence and garage, 2) conversion of an existing barn/workshop (3,600 square feet) and a dog kennel (460 square feet) and recognition of the structures as standalone wildlife cages and/or pens, 3) small outdoor avian and animal enclosures (each enclosure no more than 120 square feet), 4) 2,138 square feet of additional paving to add nine (9) parking stalls and bring the existing driveway up to current Napa County Road and Street Standards, and 5) a vegetable garden, fruit trees, and additional landscaping. The project is located within the Agricultural Watershed (AW) zoning district and Agricultural Resource (AR) general plan designation at 4001 Middle Avenue, Napa; Assessor's Parcel No's 047-202-005 and -006.

Staff Recommendation: Find the project categorically exempt from CEQA and approve the Use Permit as conditioned.

Staff Contact: Trevor Hawkes, Planner III at 707-253-4388 or email trevor.hawkes@countyofnapa.org

Applicant: Carol Poole; phone 707-363-7807 or email cpoole1135@yahoo.com

B. BREMER GROUP LLC. / BREMER FAMILY WINERY / USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS FOR EXISTING SITE IMPROVEMENTS - APPLICATION #P20-00143-UP

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 1, 2, 3, and 4. 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 15301, Class 1 Minor Alterations to Existing Facilities; Section 15302, Class 2 Replacement or Reconstruction; Section 15303 Class 3 New Construction or Conversion of Small Structures; Section 15304, and Class 4 Minor Alterations to Land, which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15302, and §15304. This project has also been determined to be exempt pursuant to CCR §15061 in that the recognition, retention, and maintenance of existing site improvements has no possibility of causing a significant effect. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a request for an exception to the Napa County Conservation Regulations (County Code Chapter 18.108), in the form of a Use Permit, to maintain the following existing site improvements that encroach into the required stream setbacks: 1) an approximate 2,200 square foot agricultural storage building and associated water tank, 2) an approximate 800 square foot pad and associated walls attached to the winery, 3) an approximate 150 square foot ground floor/story addition and second floor/story deck to the farmhouse/office building, and 4) an approximate 100 square foot freestanding restroom. The project is located on an approximate 47.1-acre holding (APNs 021-400-002 and 021-420-027: 975 Deer Park Road) that has a General Plan land use designation of Agriculture, Watershed and Open Space (AWOS), and is located in the AW (Agricultural Watershed) zoning district.

Staff Recommendation: Find the project categorically exempt from CEQA and approve the Use Permit Exception request as conditioned.

Staff Contact: Donald Barrella, Planner III; phone (707) 299-1338; email, donald.barrella@countyofnapa.org

Applicant: John Bremer, on behalf of the Bremer Group LLC.

Representative: David B. Gilbreth, Attorney; phone (707) 337-6412; email, dbgilbreth@gmail.com

REMANDED TO BACK THE PLANNING COMMISSION BY BOARD OF SUPERVISORS AT THEIR MAY 5, 2020 MEETING

C. Mike McLoughlin / Whitehall Lane Winery / Use Permit Minor Modification #P19-00346-MM

CEQA Status: Consideration and possible adoption of Categorical Exemptions, Class 1 and 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 (CEQA). [See Section 15301, Class 1 Minor Alterations to Existing Facilities and Section 15303, Class 3 New Construction or Conversion of Small Structures] which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15301 and §15303. 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 Minor Modification of an existing 200,000 gallon/year winery established by Use Permit #U- 477677 to allow: 1) demolition and removal of an existing agricultural barn; 2)

construction of a new ±811 ft² barn for hospitality and storage use; 3) revitalization of the garden for continued hospitality use with a new pergola, fence and cantilevered garden trellises; 4) improvements to the existing restroom for ADA accessibility; 5) all outdoor marketing events to end by 8:00 pm instead of 6:00 pm (Modification of Permit #95034-MOD COA#1(a)(4)); 6) marketing event activities to use the new hospitality barn/storage building in addition to the existing, previously permitted former residence and garden area; 7) construction of an ADA accessible parking stall adjacent to the barn; 8) conversion an existing free-standing bathroom to an ADA accessible bathroom; 9) installation of code compliant lighting; 10) turn off all outdoor landscape lighting by 10:00 pm; and 11) allow for emergency and low-level security lighting equipped with motion detection sensors to be permitted after 10:00 pm. The project is located on a ±25.28 acre parcel within the AP (Agricultural Preserve) zoning district and the Agricultural Resource General Plan area, on the west side of State Highway 29, at its intersection with Whitehall Lane, 1563 St. Helena Highway, St. Helena, APN: 027-100-012.

Staff Recommendation: Find the project Categorically Exempt from CEQA, and approve the Use Permit Minor Modification, as conditioned.

Staff Contact: Wyntriss Balcher, Planner II, (707) 299-1351 or wyntriss.balcher@countyofnapa.org

Applicant Contact: Jeffrey Redding; (707) 255-7375; jreddingaicp@comcast.net

D. RON AND K FEDRICK 2011 TRUST / NOVA BUSINESS PARK SOUTH / TENTATIVE PARCEL MAP # P19-00222

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 area: Biological Resources. The project site is not on any of the lists of hazardous sites enumerated under Government Code Section 65962.5.

Request: The project is a request for the approval of a Tentative Parcel Map to subdivide one existing 20.23 acre parcel to create 11 (eleven) new parcels ranging in size from 0.91 to 2.81 acres. The project includes street and infrastructure improvements including 2 (two) new cul-de-sac roadways accessed from Devlin Road. The project is located within the IP:AC Industrial Park/Airport Compatibility Combination District; specifically zone D, the Common Traffic Pattern airport zone and has a General Plan land use designation of Industrial.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Tentative Parcel Map, as conditioned.

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

Applicant: Nova Business Park LLC, P.O. Box 4050, Napa, CA 94558 Phone: (707) 332-3385

Applicant's Representative: Carl Butts, P. O. Box 140, Napa, CA 94559 (707) 694-9479 or cbutts@cabengineering.com

E. JAMCAN LLC / JAMCAN TENTATIVE PARCEL MAP / TENTATIVE PARCEL MAP NO. P19-00456-TPM

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 Tentative Parcel Map, proposing to subdivide a 521.62-acre parcel into three (3) parcels measuring 191.7 acres (Parcel one (1)), 160.38 acres (Parcel two (2)), and 169.54 acres (Parcel three (3)). Foreseeable future development on the resulting three (3) parcels is expected to be single-family residential structures, associated accessory buildings, access road, and infrastructure. The layout of the Tentative Parcel Map includes proposed private road alignments and residential building envelopes for each of the resulting three (3) parcels but no specific residential development is currently proposed as part of this project. As proposed, the Tentative Parcel Map also includes a waiver of NCC §17.34.020.H, which is a requirement for secondary parcel access. The Tentative Parcel Map has also been designed for the implementation of a Conservation Easement permanently protecting 321 acres of the eastern portion of the property and constituting a majority of Parcels two (2) and three (3). The project is located within the Agricultural Watershed: Airport Compatibility (AW: AC) zoning district and Agriculture, Watershed and Open Space (AWOS) General Plan designation at the east end of Watson Lane, American Canyon; Assessor's Parcel No's 059-020-041.

Staff Recommendation: Adopt the Negative Declaration and approve the Tentative Parcel Map as conditioned.

Staff Contact: Trevor Hawkes, Planner III at 707-253-4388 or email trevor.hawkes@countyofnapa.org

Applicant: Jeffrey L. Jaeger, 2180 Oak Knoll Avenue; phone 707-255-4456 or email jeff@jaegervineyards.com

8. ADMINISTRATIVE ITEMS- None

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **AUGUST 5, 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 JULY 7, 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