

Napa County



Agenda

Wednesday, May 4, 2022

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

Planning Commission

Chair Megan Dameron, District 5
Commissioner Joelle Gallagher, District 1
Commissioner Dave Whitmer, District 2
Commissioner Anne Cottrell, District 3
Commissioner Andrew Mazotti, District 4

Director David Morrison
Commission Counsel Laura Anderson
Commission Secretary:
Alexandria Quackenbush

HOW TO WATCH OR LISTEN TO THE NAPA COUNTY PLANNING COMMISSION MEETING:

The Napa County Planning Commission will continue to meet pursuant to the adopted calendar located at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/23929/View-the-meeting-schedule-for-2022-Planning-Commission?bidId=>

PLEASE SEE INSTRUCTIONS BELOW FOR VIRTUAL/TELEPHONIC ATTENDANCE.

1. Watch on your TV - Napa Valley TV Channel 28.
2. Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.
3. Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
4. Via Granicus by http://napa.granicus.com/ViewPublisher.php?view_id=21

You may submit public comment on 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:

Via Email

Send your comment to the following email address: Planningcommissionclerk@countyofnapa.org. Please provide your name and indicate the agenda item upon which you are commenting. Emails received will not be read aloud but will still become part of the public record.

Online

1. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date.
2. Enter an email address and following naming convention:
Item #, First Name Last Name
3. When the Chair calls for the item on which you wish to speak, click “raise hand.” Mute all other audio before speaking to avoid feedback.
4. When called, please limit your remarks to three minutes. After the comment, your microphone will be muted.

By Phone

1. Call the Zoom phone number and enter the webinar ID: 1-669-900-6833 Enter Meeting ID 991 4190 6645
2. When the Chair calls for the item on which you wish to speak, press *9 to raise a hand. **Please note that phone numbers in their entirety will be visible online while speakers are speaking.**
3. Please provide your name and the agenda item on which you are commenting. Calls will be heard in the order received.
4. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

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 AB361. If you have any questions, contact us via telephone at (707) 253-4417 or email - Planningcommissionclerk@countyofnapa.org.

APPEALS 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 310 in Napa. If you have any questions 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.

- 1. CALL TO ORDER; ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CITIZEN COMMENTS AND RECOMMENDATIONS**
- 4. APPROVAL OF MINUTES**

**The Clerk of the Commission request approval of Minutes for the meetings held on:
February 2, 2022 (All Commissioners present).
February 16, 2022 (All Commissioners present).**

- 5. AGENDA REVIEW**
- 6. DISCLOSURES**
- 7. PUBLIC HEARING ITEMS**

HORWITZ & LECLAIR - SOLAR ARRAY USE PERMIT EXCEPTION TO
THE CONSERVATION REGULATIONS - #P21-00247-UP

[22-926](#)

CEQA Status: Consideration and possible adoption of Categorical Exemption 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 [Class 3 New Construction or Conversion of Small Structures] which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303. The project site 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 18.108.060), in the form of a Use Permit in order to allow the development of a solar array and associated equipment (trench and bunker) on land with slopes over 30%. The proposed solar array would provide energy to the existing single-family residence and accessory structure. The project is located on an approximately 21-acre parcel within the Agricultural Watershed (AW) zoning district and accessed via a private driveway located off of Silverado Trail, just south of its intersection with Skellenger Lane at 7870 Silverado Trail, Napa, CA; APN 030-210-010.

Staff Recommendation: Adopt the Categorical Exemption and approve the Use Permit Exception to the Conservation Regulations as conditioned.

Staff Contact: Dana Morrison, Planner III; phone (707) 253-4437; email: dana.morrison@countyofnapa.org

Owner/Applicant: Shawn Horwitz and Allison LeClair; phone (818) 522-9172; shawn.horwitz@alliantcapital.com

Applicant Representative: Brian Peterson, Bright Power Inc., PO Box 10637, Napa CA 94581; (707) 252-9990; brian@bpi-power.com

Attachments: [A. Recommended Findings](#)
[B. Recommended Conditions of Approval](#)
[C. CEQA Determination Memo](#)
[D. Application Submittal Materials](#)
[E. Plan set](#)
[F. Graphics](#)

JAY GARDNER / MEYERS WATER COMPANY / USE PERMIT NO.
P21-00091-UP

[22-948](#)

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.] Furthermore, this project is exempt from the requirements of CEQA under Section 15269 Emergency Projects, subsection (b) emergency repairs to publicly or privately owned facilities necessary to maintain service essential to the public health and safety, or welfare. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a request from Meyers Water Company (MWC) for a Use Permit (No. P21-00091) to continue operation of a small community water system/Quasi-Public use (for the community of Edgerly Island) in unincorporated Napa County west of the Napa River. The requested Use Permit includes emergency repair of MWC's small community water system through 1) The use of an existing new well drilled on the site; and 2) Relocation and development of a water distribution system including water pumps and filters and six (6) 5,000-gallon water tanks. The water distribution system, water storage tanks, equipment, and materials to support the small community water system would be located in a proposed new two-story mixed use in an approximately 3,260 sf building. The ground level garage area totaling 1,647 sf would be used by MWC for the water distribution system and the second floor would be developed with a 3-bedroom, 1,611 sf manufactured single-family residence, including two uncovered parking spaces. The single-family residence is an allowed use and is not subject to the requested use permit. The project is located on a 0.113-acre parcel within the Residential Single - Airport Compatibility (RS-AC) zoning district and Agriculture, Watershed, & Open Space (AWOS) general plan designation at 1794 Milton Road, Napa; Assessor's Parcel No. 048-042-028.

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

Staff Contact: Charlene Gallina, Supervising Planner, 707-299-1355; or email charlene.gallina@countyofnapa.org

Applicant: Jay Gardner; phone 707-974-3803 or email

jay@adventurecat.com

Attachments: [A - Recommended Findings](#)
[B - Recommended Conditions of Approval & Agency Memos](#)
[C - Revised CEQA Memo](#)
[D - General Plan Consistency Memo](#)
[E - Use Permit Application](#)
[F - Water System Permit Amendment Report](#)
[G - Public Comments](#)
[H - Graphics](#)

8. ADMINISTRATIVE ITEMS

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE MAY 18, 2022 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 27, 2022 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH (By e-signature)

Alexandria Quackenbush, Clerk of the Commission