

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, May 15, 2024

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor
Napa, CA 94559**

Planning Commission

*District 1, Kara Brunzell
District 2, Dave Whitmer (Chair)
District 3, Heather Phillips (Vice-Chair)
District 4, Andrew Mazotti
District 5, Megan Dameron*

*Brian D. Bordona, Director
Laura Anderson, County Counsel
Michael Parker, Planning Manager
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez-Vega, Meeting Clerk*

How to Watch or Listen to the Napa County Planning Commission Meetings

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/30839/2024-PC-Regular-Meeting-Calendar?bidId=>

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote access.

Please watch or listen to the Planning Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, Third Floor.
2. Watch online at <https://napa.legistar.com/calendar.aspx> (click the "In Progress" link in the "Video" column).
3. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date.
4. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 876-2145-7786).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails will not be read aloud but will still become part of the public record and shared with the Planning Commission.
2. Use the Zoom attendee link: <https://Countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date. When the Chair calls for the item on which you wish to speak, click "raise hand". Please limit your remarks to three minutes.
3. Call the Zoom phone number: 1-669-900-6833. (Meeting ID: 876-2145-7786). When the Chair calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Commission, but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

- 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 meeting held on:
May 1, 2024 (Commissioner Mazotti was excused)**

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

- A. EVA PAULY / LAKETRICITY (DBA DYNAMO SOLAR) [24-878](#)
COMMERCIAL FLOATING SOLAR FACILITY, ZONE CHANGE,
AND VARIANCE / APP NOS. P22-00340-UP, P23-00181-ZC, AND
P23-00268-VAR

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: Aesthetics, Agriculture and Forest Resources, Biological Resources, and Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Make a recommendation to the Napa County Board of Supervisors regarding the following: 1) Adoption of an ordinance to rezone the developed portions of the project parcels (APN(s) 057-010-010 and 057-050-003) from the existing zoning district of Agricultural Watershed: Airport Compatibility (AW:AC) to Public Lands: Airport Compatibility (PL:AC); 2) Approval a Variance to allow construction of 42 transmission line towers at a height varying between 38.5-feet and 70-feet tall, whereby Napa County Code (“NCC”) Section 18.104.120 establishes a 35-foot height maximum; 3) Approval of a Use Permit, subject to Conditions of Approval, for construction of approximately 56-acres of floating solar panels (approximately 63,840 solar panels) on top of two of the Napa Sanitation District’s existing wastewater ponds to produce approximately 34.7 megawatts (MW) of direct current electricity, converted to 24.5 megawatts (MW) of alternating current electricity, construction of approximately 2-miles of electrical transmission lines, with portions constructed above and below ground, construction of one 0.13-acre electrical substation located at the northern edge of the solar panels, and grading and construction associated with the 0.9-acre expansion of an existing Pacific Gas and Electric (PG&E) “Tulucay” electrical substation located on Anderson Road. The project is located on approximately 163.59-acre and 327.0-acre parcels within the AW (Agricultural Watershed) zoning district and Public Institutional (PI) General Plan designation at 1515 Soscol Ferry Road, Napa, CA 945584. APNs 057-050-003-000, 057-010-010-000, 057-050-006-000, 057-010-038-000, 057-010-039-000, 046-400-016-000, 046-400-011-000, 046-400-057-00, and 046-400-004-000.

Staff Recommendation: That the Planning Commission recommend the Board of Supervisors adopt the Initial Study/Mitigated Negative Declaration prepared for the project, adopt the ordinance for Rezone

application No. P23-00181, approve Variance application No. P23-00268, and approve Use Permit application No. P22-00340, as conditioned.

Staff Contact: Matt Ringel, Planner II, (707) 299-1351

Applicant Contact: Eva Pauly-Bowles, Laketricity Managing Director, 755 Baywood Drive, 2nd Floor, Petaluma, CA, 94954, (707) 658-4596

Applicant Representative Contact: Jeffrey Redding, Land Use Planning Services, (707) 255-7375

Attachments: [A - Recommended Findings](#)
[B - Recommended Conditions of Approval](#)
[C - Dynamo Solar Initial Study and Mitigated Negative Declaration](#)
[D - General Plan Consistency Analysis](#)
[E - Zone Change Comparison Table](#)
[F - Recommended Ordinance for Rezone](#)
[G - Applications and Project Statement](#)
[H - Biological Resource Assessment](#)
[I - Federal Aviation Administration \(FAA\) Determinations](#)
[J - Graphics](#)
[K - Public Comment \(Received Prior to 5-9-24\)](#)
[Item 7A - Memorandum - Public Comment \(added after initial agenda posting\).pdf](#)
[Item 7A Public Comment\(added after initial agenda posting\).pdf](#)

- B.** GIL AND CATHY PRIDMORE AND KELLY PRIDMORE /
PRIDMORE PROPERTY GENERAL PLAN MAP AMENDMENT
P17-00135, REZONE P20-00223, AND USE PERMIT P20-00222

[24-758](#)

CEQA STATUS: Consideration and recommendation that the Board of Supervisors adopt 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. State Clearinghouse No. SCH 2024041065.

REQUEST: That the Planning Commission make the following recommendations to the Board of Supervisors: 1. Adopt a resolution to amend the General Plan to change the property's land use designation from Agriculture, Watershed and Open Space (AWOS) to Urban Residential (UR) to facilitate rezoning the property to Commercial Limited (CL); 2. Adopt an ordinance changing the property's zoning district from Agricultural Watershed (AW) to Commercial Limited (CL) which allows for a lodging facility and commercial accessory dwelling unit (caretaker unit); and 3. Approve a new Use Permit for a small short-term rental lodging facility and related accessory uses and structures consisting of: Nine (9) new lodging units; One (1) new caretaker unit; One (1) office building, and use of existing school buildings for guest check-in, office, and storage; a new barn for community gatherings and private events, Four (4) full-time employees; and improvements to existing and installation of new infrastructure. The project is located on a 5.03-acre parcel, located at 1283 Capell Valley Road (Highway 128), Capell Valley, approximately 3/4 of a mile northwest of the intersection of Capell Valley Road and Steele Canyon Road at Moskowite Corner. Assessor's Parcel Number: 032-130-026-000. The parcel is zoned AW and has a general plan designation of AWOS.

Staff Recommendation: The Planning Commission recommending the Board of Supervisors (BOS) adopt the Negative Declaration, adopt the Resolution amending the General Plan, adopt the Ordinance rezoning the property, and approve the Use Permit with the proposed conditions of approval.

Staff Contact: Emily Hedge, (707) 259-8226,
emily.hedge@coutyofnapa.org

Applicant Agent Contact: Cameron Pridmore, 1305 Capell Valley Road,
Napa, CA 94558, (707) 815-0988, cameron@cmpengineering.com.

- Attachments:** [A. Planning Commission Resolution Recommendation to the Board of Supervisors](#)
[B. Recommended Resolution for General Plan Amendment – Exhibit A](#)
[C. Recommended Ordinance for Rezone](#)
[D. Recommended CEQA and Use Permit Findings – Exhibit C](#)
[E. General Plan Consistency Analysis](#)
[F. Recommended Conditions of Approval and Agency Memos](#)
[G. Initial Study Negative Declaration](#)
[H. August 29, 2017, Board of Supervisors Staff Report](#)
[I. Zoning District Comparison Table](#)
[J. Application Packets](#)
[K. Biological Assessment](#)
[L. Water Availability Analysis](#)
[M. Waster System Feasibility Report](#)
[N. Wastewater Feasibility Report](#)
[O. Stormwater Control Report](#)
[P. Focused Traffic Study](#)
[Q. Graphics](#)
[R. Public Comments](#)
[Item 7B - Public Comment \(rcvd after public hearing\) .pdf](#)

8. ADMINISTRATIVE ITEMS

- A.** Use Permit Processing Presentation **24-560**

Request: Presentation and discussion on the Planning Division’s Use Permit application process. This item is for educational/informational purposes and is not intended as a forum to initiate changes to processing of applications.

Staff Recommendation: Informational Item. No action necessary.

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

- Attachments:** [Attachment A - Public Review Information Chart - Planning Commission Meeting](#)
[Attachment B - Public Review Information Chart - Zoning Administrator Meeting](#)
[Attachment C - Public Review Information Chart - Minor Modification](#)
[Attachment D - Public Review Information Chart - WADM Permit](#)

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE JUNE 5, 2024 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 5/10/2024 BY 9:00 A.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