



Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org

Main: (707) 253-4580

Legislation Details

File #: 22-926 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 4/25/2022 **In control:** Planning Commission

On agenda: 5/4/2022 **Final action:**

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

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

Sponsors:

Indexes:

Code sections:

Attachments: 1. A. Recommended Findings, 2. B. Recommended Conditions of Approval, 3. C. CEQA Determination Memo, 4. D. Application Submittal Materials, 5. E. Plan set, 6. F. Graphics

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------