

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, May 1, 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*

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:
December 20, 2023 (Commissioner Mazotti was excused)**

5. **AGENDA REVIEW**
6. **DISCLOSURES**
7. **ADMINISTRATIVE ITEMS**

- A. The Department of Planning, Building and Environmental Services (PBES), Department of Public Works (DPW), and County Fire to provide an informational presentation on the application and scope of the Napa County Road and Street Standards. [24-444](#)

Attachments: [2023 Napa County Road and Street Standards Item 7A - Public Comment \(added after meeting\).pdf](#)

8. **PUBLIC HEARING ITEMS**

A. SIXTH CYCLE HOUSING ELEMENT UPDATE REZONINGS AND MODIFICATIONS TO TITLE 18 OF THE NAPA COUNTY CODE / COUNTY OF NAPA [24-180](#)

CEQA Status: On January 24, 2023, the Napa County Board of Supervisors adopted a resolution certifying an Environmental Impact Report (EIR)(State Clearinghouse # 2022010309) and adopting Findings, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program pursuant to CEQA for the Napa County General Plan Housing Element and Safety Element Updates (HEU & SEU). The project description provided in the certified EIR included rezoning of the two sites proposed to be rezoned as part of this action and other implementation measures. No supplemental or subsequent EIR is required, in that no changes are proposed to the contemplated rezoning and zoning amendments, and no new information or changes to circumstances have occurred which would involve new significant environmental effects or a substantial increase to the severity of previously identified effects.

Request: Make a recommendation to the Napa County Board of Supervisors to adopt the proposed ordinance attached to this staff report. The proposed ordinance 1) Rezones a five (5) acre portion of the northwest corner of APN 043-062-008, identified for multiple-family housing development in the Sixth Cycle 2023 Housing Element Update (HEU), from Agricultural Watershed : Urban Reserve Combination (AW:UR) to Residential Multiple : Urban Reserve Combination (RM:UR); 2) Rezones 10 acres encompassing the entirety of APN 019-261-040 and approximately 8.47 acres of APN 019-261-041, identified for multiple-family housing development in the Sixth Cycle HEU, from Commercial Neighborhood (CN) to Commercial Neighborhood : Affordable Housing Combination (CN:AH); and 3) makes targeted modifications to Title 18 of the Napa County Municipal Code, updating permit issuance processes, development densities, affordability requirements and other land use regulations related to multiple-family housing development for the Residential Multiple and Affordable Housing Combination Zoning Districts implementing Programs H-2g and H-4d of the HEU.

Title of Proposed Ordinance: AN ORDINANCE OF THE NAPA COUNTY BOARD OF SUPERVISORS, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP AND VARIOUS SECTIONS OF TITLE 18, ZONING, OF THE NAPA COUNTY CODE, IMPLEMENTING PROGRAMS INCLUDED IN THE 2023 - 2031 HOUSING ELEMENT.

Staff Recommendation: Recommend that the Napa County Board of Supervisors adopt the draft ordinance in Attachment A

Staff Contact: Trevor Hawkes, Supervising Planner, (707) 253-4388 or trevor.hawkes@countyofnapa.org

Attachments: [A - Proposed Ordinance Clean](#)
[B - Proposed Ordinance Redline](#)
[C - General Plan Consistency Analysis](#)
[D - Foster Road Zoning District Comparison Chart](#)
[E - Spanish Flat Zoning District Comparison Chart](#)
[F - February 22, 2024, HCD Letter](#)
[G - Graphics](#)
[Item 8A -Public Comments \(added after initial agenda posting\).pdf](#)
[Item 8A - Public Comments \(added after meeting\).pdf](#)

- B.** WILLIAM COLE WINERY (WILLIAM BALLENTINE JR. AND JANE SORENSON TR) / USE PERMIT MAJOR MODIFICATION NO. P19-00101 - MOD & VARIANCE P19-00441-VAR [24-479](#)

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. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5. State Clearinghouse No. SCH 2024030466.

REQUEST: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to modify an existing winery Use Permit and subsequent modifications to recognize and approve items that are out of compliance with the permitted entitlements and for expansion beyond existing entitlements such as production, number of employees, weekly visitation, marketing activities, on-premises consumption of wine produced on-site, parking, conversion of an existing agricultural barn for winery use, outdoor hospitality areas, and necessary infrastructure improvements and upgrades. The request also includes a Variance to the road setback requirement of 600 feet from Highway 29, where the existing barn is located less than 320 feet from Highway 29. The project is located on a 5.72-acre site within the Agricultural Watershed (AW) zoning district and General Plan designated as Agriculture, Watershed, and Open Space (AWOS). The site is accessed via an existing shared private driveway off State Highway 29, approximately 485 feet north of the St. Helena city limits, 2849 N. St. Helena Highway, St. Helena, CA 94574. APN 022-230-015.

STAFF RECOMMENDATION: Adopt the Negative Declaration and approve the Variance and Use Permit Modification subject to the recommended conditions of approval.

STAFF CONTACT: Kelli Cahill, Planner III, (707) 265-2325 or kelli.cahill@countyofnapa.org

APPLICANT AGENT CONTACT: Jon Webb, New Albion Surveys, Inc.; (707) 963-1217; jwebb@albionsurveys.com

Attachments: [Attachment A Recommended Findings](#)
[Attachment B Recommended Conditions of Approval and Final Agency Approval Memo](#)
[Attachment C Previous Project Conditions](#)
[Attachment D Initial Study Negative Declaration](#)
[Attachment E Use Permit Modification Application Packet](#)
[Attachment F Variance Application Packet](#)
[Attachment G Water Availability Analysis](#)
[Attachment H Will Serve Request and Water Neutrality Analysis](#)
[Attachment I - Wastewater Feasibility Study](#)
[Attachment J Trip Generation Worksheet](#)
[Attachment K Graphics](#)
[Attachment L Winery Comparison Analysis and Summary of Changes](#)
[Attachment M Public Comments](#)
[Attachment N Water Audit Comment Letter \(added after initial agenda posting\)](#)
[Attachment O Memo and Staff Responses to Water Audit \(added after initial agenda posting\)](#)
[Item 8B - Additional Public Comment \(added after initial agenda posting\).pdf](#)

C. VIA MONTE SOLAR ARRAY USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS - #P23-00229-UP [24-616](#)

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 on land with slopes over 30%. The proposed solar array would provide energy to the existing single-family residence and associated accessory structures.

The project is located on an approximately 10.36-acre parcel within the Agricultural Watershed (AW) zoning district and is accessed via a shared private driveway located off of Via Monte, which connects to Camino Vista, Fawn Park Road and eventually Silverado Trail. The parcel is 0.45 miles southeast of the intersection of Silverado Trail and Deer Park Road, St Helena, CA; APN 025-300-037-000.

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

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

Owner/Applicant: Sorelle Assets LTD care of Mark Friedman; (512) 762-2377; email: mlc@st6partners.com

Applicant Representative: Jared Martin, phone (225) 405-1196, email: jam@st6partners.com

Attachments: [Attachment A - Via Monte Findings](#)
[Attachment B - Recommended COAs](#)
[Attachment C - CEQA Categorical Exemption Memo](#)
[Attachment D - Application Submittal Materials](#)
[Attachment E - Site Plan, Civil Plan, Solar Details, Slope Figure](#)
[Attachment F - Revegetation Plan and Proposal](#)
[Attachment G - Solar Location Letter](#)
[Attachment H - Course of Construction Agreement 270 Via Monte](#)
[Attachment I - Erosion Control Plan](#)
[Attachment J - Graphics](#)
[Attachment K - Emergency Timber Harvest Permit](#)
[Attachment L - Public Comments \(as of April 3, 2024\)](#)

**D. HAYES DRUMWRIGHT / VIDA VALIENTE WINERY / USE PERMIT
NO. P20-00079-UP**

[24-728](#)

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, Cultural Resources, and Transportation. 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 Use Permit to allow a new winery with an annual production capacity of 30,000 gallons per year with the following characteristics: 1) Construction of a new 17,722 sq. ft. winery facility containing 10,762 sq. ft. of production space and 6,960 sq. ft. for accessory uses; 2) Construction of a new 13,675 sq. ft. wine cave containing 9,113 sq. ft. of production space and 1,335 sq. ft. for accessory uses; 3) Removal of 0.8 acres of woodland canopy, and the planting/preservation of 2.4 acres of woodland canopy on the project parcel and neighboring parcel under common ownership; 4) Removal of approximately 0.15 acres of vineyard for access improvements; 5) Excavation of approximately 19,400 cubic yards of spoils associated with the cave and construction of structural pads; 6) Onsite parking for 10 vehicles; 7) Up to five (5) full-time employees, two (2) part-time employees and two (2) seasonal employees; 8) On-site domestic and process wastewater treatment systems; 9) Hours of operation seven days a week: production 6:00 a.m. to 6:00 p.m. (non-harvest), visitation 10:00 a.m. to 6:00 p.m. and marketing events 11:00 a.m. to 10:00 p.m. (conclusion of cleanup); 10) Tours and tastings by appointment only for a maximum of 28 visitors per day with a maximum of 120 visitors per week; 11) Establishing a marketing program, which may include catered events, as follows; i) Two (2) Wine and Food Pairings monthly for up to 24 guests; ii) Three (3) Wine Release/Wine Club Events annually for up to 60 guests; iii) Two (2) Large Auction Events annually for up to 125 guests; 12) On-premise consumption of wines produced on- site within outdoor hospitality areas, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004); and 13) Driveway expansion to meet commercial standards, landscaping, and other improvements associated with wineries. The project is located on an approximately 16.93-acre & 1.15-acre parcels within the Agricultural Watershed (AW) zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 407 Crystal Springs Road, St. Helena, CA 94574; APN: 021-410-013-000 &

021-372-001-000.

Staff Recommendation: Adopt the Initial Study/Revised Mitigated Negative Declaration prepared for the project and approve Use Permit Application No. P20-00079, as conditioned.

Staff Contact: Matt Ringel, Planner II, matthew.ringel@countyofnapa.org, (707) 299-1351

Applicant Contact: Hayes Drumwright, 16 Calle Ameno, San Clemente, CA, hayesdrumwright@gmail.com, (949) 278-1234

Applicant Representative Contact: Rob Anglin, Holman Teague Roche Anglin, LLP, anglin@htralaw.com, (707) 927-4280

Attachments: [A - Redline Recommended Findings](#)
[B - Recommended Findings](#)
[C - Redline Recommended Conditions of Approval](#)
[D - Recommended Conditions of Approval](#)
[E - Updated Initial Study/Mitigated Negative Declaration](#)
[F - Letter From Applicant](#)
[G - Original Tier I-III Water Availability Analysis \(Unchanged\)](#)
[H - Second WAA Addendum \(New Submittal\)](#)
[I - Public Comment Received After Previous Public Comment Period Ended until 4-18-24](#)
[Correction Memo \(added after initial agenda posting\).pdf](#)
[Item 8D - Public Comment Received 4-19-24 to 4-29-2024 \(added after initial agenda posting\).pdf](#)
[Item 8D - Public Comment - 2nd Package \(added after initial agenda posting\).pdf](#)
[Item 8D - Public Comment - Package 3 \(added after meeting\).pdf](#)
[Item 8D - Public Comment - Package 4 \(added after meeting\).pdf](#)

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE MAY 15, 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 4/26/2024 BY 4:30 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