

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, August 7, 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: July 17, 2024 (Commissioner Mazotti was excused)

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

- A. KEVIN & ANN MORRISON TR / HILLWALKER VINEYARDS WINERY / EXCEPTION TO THE CONSERVATION REGULATIONS NO. P23-00239-UP, USE PERMIT NO. P23-00101-UP & EXCEPTION TO THE NAPA COUNTY ROAD & STREET [24-1316](#)

CEQA STATUS: Consideration and possible adoption of a revised Mitigated Negative Declaration. According to the proposed, revised 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: Agriculture and Forest Resources and Biological Resources. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Use Permit to allow a new winery with an annual production capacity of 7,000 gallons with the following characteristics:

- 1) Convert a 1,500 sq. ft. residential cave to a commercial cave for wine production and storage;
- 2) Conduct visitation activities in an existing 298 sq. ft. covered patio area and allow on-site consumption in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill);
- 3) Allow tours and tastings by appointment with a weekly maximum of 113 visitors;
- 4) Allow a marketing program of 12 marketing events per year with up to 45 guests per event;
- 5) Up to two (2) fulltime and three (3) part-time employees;
- 6) Production and visitation hours between 10 a.m. and 6 p.m. Monday through Sunday;
- 7) Convert the existing pool house restroom (80 sq. ft.) to an accessible restroom;
- 8) Provide on-site parking for seven (7) vehicles including an accessible parking space and an electric vehicle charging station; and
- 9) Installation of an 2,500-gallon hold and haul tank for winery process wastewater.

The project also includes an Exception to the Napa County Road and Street Standards (RSS) for selective reduction in the width of the private access road. A request for an Exception to the Conservation Regulations in the form of a Use Permit is also being requested to allow road improvements within a stream setback. The project is located on a ±20.46-acre site within the Agricultural Watershed (AW) zoning district on the west side of a private road, one (1) mile west of its intersection with

Mount Veeder Road. The project site is General Plan designated as Agriculture, Watershed and Open Space (AWOS); APNs: 034-110-047. Address is 1871 Mount Veeder Road, Napa. Access to the property is through APNS 034-100-020, 034-100-043, and 034-110-059.

STAFF RECOMMENDATION: Adopt the revised Mitigated Negative Declaration and approve the Exception to the Conservation Regulations, Exception to the County Road and Street Standards (RSS), and Winery Use Permit subject to the recommended conditions of approval.

STAFF CONTACT: Wendy Atkins, Planner II, (707) 259-8757 or wendy.atkins@countyofnapa.org

APPLICANT REPRESENTATIVE CONTACT: Kevin P. Morrison, Hillwalker Vineyards; 405 Alexander Avenue, Larkspur, CA 94939; (415) 509-4739; kmo@hillwalkervineyards.com

Attachments: [Attachment A Recommended Findings](#)
[Attachment B Recommended Conditions of Approval](#)
[Attachment C Initial Study - Revised Mitigated Negative Declaration](#)
[Attachment D Use Permit Application Packet](#)
[Attachment E Use Permit Exception to Conservation Regulations Application Packet](#)
[Attachment F Road Exception Request](#)
[Attachment G Water Availability Analysis](#)
[Attachment H Wastewater Treatment and Disposal Feasibility Study](#)
[Attachment I Northern Spotted Owl Habitat Assessment](#)
[Attachment J Biological Habitat Assessment](#)
[Attachment K Graphics](#)
[Attachment L Winery Comparison Analysis](#)
[Attachment M Correspondence](#)
[Attachment N Revised Project Revision Statement](#)
[Item 7A-Hillwalker Vineyards COA Memo\(added after initial agenda posting\).pdf](#)
[Item 7A-Water Audit comment Hillwalker Vineyard\(added after initial agenda posting\).pdf](#)

B. Proposed Napa County Code Amendments Related to Housing [24-1349](#)

Request: This is a County-initiated amendment to the Napa County Code for Titles 17 (Subdivisions) and 18 (Zoning), to bring the Code into alignment with current State law and the County's recently certified Housing Element to the General Plan.

Staff Recommendation: Hold a public hearing and recommend to the Board of Supervisors adoption of the Housing Ordinance amendment to the Napa County Code.

Staff Contact: David Morrison, Special Projects Director, 916-719-6797 or david.morrison@countyofnapa.org.

- Attachments:** [Omnibus Housing Ordinance](#)
[Redline Omnibus Housing Ordinance](#)
[Omnibus Housing Ordinance Summary](#)
[Omnibus Housing Ordinance Guide](#)
[Item 7B-AG Land Use Foster Road\(added after initial agenda posting\).pdf](#)
[Item 7B-KNGG-NapaCountyPlanning Commission_08.05.2024\(added after initial agenda po\).pdf](#)
[Item 7B- Please vote NO changing zoning foster Rd site\(added after initial agenda p\).pdf](#)
[Item 7B-Foster Road Re-Zoning\(added after initial agenda posting\).pdf](#)

8. ADMINISTRATIVE ITEMS

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE AUGUST 21, 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. 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 8/2/2024 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