



Meeting Minutes

Napa County 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

Wednesday, August 7, 2024

9:00 AM

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

1. CALL TO ORDER / ROLL CALL

Present: Commissioner Kara Brunzell, Commissioner Heather Phillips, Commissioner Megan Dameron, Commissioner Andrew Mazotti and Chair Dave Whitmer.

Staff Present: Michael Parker, Trevor Hawkes, Charlene Gallina, Wendy Atkins, Alexandria Quackenbush, Angie Ramirez Vega.

2. PLEDGE OF ALLEGIANCE

Chair Whitmer led the salute of the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

(1) public comment was heard.

4. APPROVAL OF MINUTES

July 17, 2024, minutes were approved as presented.
MD-HP-KB-DW-AM

5. AGENDA REVIEW

Michael Parker gave the agenda review.

6. DISCLOSURES

Commissioners Whitmer, Dameron, Mazotti, Brunzell & Phillips gave disclosures

7. PUBLIC HEARING ITEMS

**A. KEVIN & ANN MORRISON TR/HILLWALKER VINEYARDS
WINERY/EXEMPTION TO THE CONSERVATION REGULATIONS NO.P23-00239-
UP, USE PERMIT NO. P23-00101-UP & EXEMPTION TO THE NAPA COUNTY
ROAD & STREET**

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
Commissioners voted to continue item 7A to the regular meeting of August 21, 2024.

B. PROPOSED NAPA COUNTY CODE AMENDMENTS RELATED TO HOUSING

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.

Commissioners voted to recommend to the Board of Supervisors approval of the proposed omnibus ordinance implementing the Housing Element.

DW, MD, KB,HP,AM

8. ADMINISTRATIVE ITEMS – NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

Michael Parker gave updates with discussion.

DISCUSSION OF ITEMS FOR THE *AUGUST 21, 2024, REGULAR MEETING*

OTHER DEPARTMENT ACTIVITIES

- Two items will be presented on 8/21/24 meeting, (1) Item 7A Hillwalker continued from 8/7/24 by Wendy Atkins and (2) Napa Sanitation solar by Matt Ringel.
- OTHER PENDING PROJECT'S STATUS
- Vida Valiente Appeal - County Council continued to September 10, 2024.
- Approved Projects, 2024 Harvest Stomp and Mini House Variance.

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

- Commissioner Brunzell attended the Airport Advisory Committee.

11. ADJOURNMENT

Meeting adjourned to August 21, 2024, regular meeting.

Dave R. Whitmer

DAVE WHITMER, Chairperson

ATTEST: Brian D. Bordona, Director

A. Ramirez Vega

ANGIE RAMIREZ VEGA, Clerk of the Commission

Key

Vote: DW = Dave Whitmer; MD = Megan Dameron;

AM = Andrew Mazotti; HP = Heather Phillips; KB = Kara Brunzell

The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused