



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, May 1, 2024

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. CALL TO ORDER / ROLL CALL

Present: Commissioner Kara Brunzell, Commissioner Megan Dameron, Commissioner Heather Phillips (recused from item 8D, left the meeting following 8C), Chair Dave Whitmer.

Excused: Commissioner Andrew Mazotti.

Staff Present: Brian Bordona, Laura Anderson, Michael Parker, Charlene Gallina Alexandria Quackenbush, Angie Ramirez-Vega.

2. PLEDGE OF ALLEGIANCE

Chair Whitmer led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

(2) public comments were heard.

4. APPROVAL OF MINUTES

December 20, 2023 minutes were approved as presented.

HP-MD-KB-DW-AM

X

5. AGENDA REVIEW

Michael Parker gave the agenda review.

6. DISCLOSURES

Commissioners gave disclosures.

7. ADMINISTRATIVE ITEMS

A. NAPA COUNTY ROAD AND STREET STANDARDS

EXECUTIVE SUMMARY: On April 8, 2023, the Board of Supervisors adopted a Resolution amending the Napa County Road and Street Standards (NCRSS) to comply with the adopted State Minimum Fire Safe Regulations, 2021, relating to ingress and egress in the State Responsibility Area (SRA) and Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone (VHFHSZ).

The Department of Planning, Building and Environmental Services (PBES), Department of Public Works (DPW), and County Fire will provide an informational presentation on the application and scope of the Napa County Road and Street Standards.

ENVIRONMENTAL IMPACT: ENVIRONMENTAL DETERMINATION: General Rule: This item is for discussion purposes only. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines for the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

STAFF RECOMMENDATION: 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.

STAFF CONTACT: Patrick Ryan, Assistant Director of Planning, Building and Environmental Services. Patrick.ryan@countyofnapa.org, (707) 253-4892
Patrick Ryan, Jason Downs (Fire Marshal) and Steve Lederer (Public Works Director) gave the presentation with discussion. No action required. (4) public comments were heard.

8. PUBLIC HEARING ITEMS

A. SIXTH CYCLE HOUSING ELEMENT UPDATE REZONINGS AND MODIFICATIONS TO TITLE 18 OF THE NAPA COUNTY CODE / COUNTY OF NAPA

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.

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

Commissioners voted to recommend that the Napa County Board of Supervisors adopt the draft ordinance in Attachment A. (4) public comments were heard.

MD-KB-HP-DW-AM

X

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

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

Commissioners voted to adopt the Negative Declaration based on Findings 1-7 in Attachment A; approve the Variance P19-00441, based on recommended Findings 8-12 in Attachment A and subject to the recommended Conditions of Approval in Attachment B; and approve Use Permit Major Modification No. P19-00101, based on recommended Findings 13-17 in Attachment A and subject to the recommended Conditions of Approval in Attachment B as amended. (3) public comments were heard.

MD-KB-HP-DW-AM

X

C. VIA MONTE SOLAR ARRAY USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS - #P23-00229-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 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 CONTACT: 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

Commissioners voted to adopt the Categorical Exemption based on Findings 1-3 of Attachment A: approve an Exception to the Conservation Regulations in the form of a Use Permit (#P23-00229-UP), based on Findings 4-15 of Attachment A, and subject to the Conditions of Approval (COA) listed in Attachment B.

MD-HP-KB-DW-AM

X

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

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

Commissioners voted to Deny the Project.

MD-KB-DW-AM

N X

HP - Recused

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

Michael Parker gave an update with discussion.

DISCUSSION OF ITEMS FOR THE **MAY 15, 2024 REGULAR MEETING**

- PC & ALUC meeting; PC will begin with Floating Solar project, followed by ALUC Floating Solar project (Matt Ringel) and PC will reconvene again after ALUC adjourns.
- LAKETRICITY COMMERCIAL FLOATING SOLAR FACILITY, ZONE CHANGE, AND VARIANCE – Matt Ringel
- PRIDMORE PROPERTY GENERAL PLAN MAP AMENDMENT – Emily Hedge
- USE PERMIT PROCESSING PRESENTATION – Charlene Gallina

BOARD OF SUPERVISORS ACTIONS

OTHER DEPARTMENT ACTIVITIES

- PBES will hold an Industry Outreach meeting on May 2nd from 4-6pm.

CODE COMPLIANCE REPORT

ZONING ADMINISTRATOR ACTIONS

OTHER PENDING PROJECT'S STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

- Whitmer is planning to attend the industry outreach meeting on May 2nd.
- Brunzell attended the Airport Commission as a non-voting member.

11. FUTURE AGENDA ITEMS

Projects Requiring Commission Follow-Up Review, refer to "PBES Current Projects" Web Page <https://www.countyofnapa.org/591/Current-Projects>

12. ADJOURNMENT

Meeting adjourned to May 15, 2024, regular meeting.

Dave R. Whitmer

DAVE WHITMER, Chairperson

ATTEST: Brian D. Bordona, Director

A. Quackenbush

ALEXANDRIA QUACKENBUSH, 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