



Regular 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, September 4, 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, Chair Dave Whitmer.
Commissioner Megan Dameron (Via Zoom)
Absent: Commissioner Andrew Mazotti

2. PLEDGE OF ALLEGIANCE

Chair Whitmer led the salute of the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

No public comment.

4. APPROVAL OF MINUTES

August 21, 2024, minutes were approved as presented.
MD-KB-HP-DW

5. AGENDA REVIEW

Michael Parker gave the agenda review.

6. DISCLOSURES

Commissioners Phillips, Brunzell, Dameron & Chair Whitmer gave disclosures.

7. PUBLIC HEARING ITEMS

A. J. KEVIN CORLEY / KNOLLWOOD VINEYARDS / JUSTIN VINEYARDS / USE PERMIT #P19-00124

CEQA STATUS: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potential

significant environment impacts. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

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 grant a Use Permit for an existing 20,000 gallon winery established under a Small Winery Use Permit Exemption for Domaine Montreaux, dated November 26, 1986, subsequent modifications, and to recognize and approve items that are out of compliance with the permitted Small Winery Certificate of Exemption 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, necessary infrastructure improvements and upgrades, and to establish a Tours and Tastings Marketing Program. The winery is located on a 31.7 acre parcel within the Agricultural Preserve (AP) zoning district and has a General Plan land use designation of Agricultural Resource (AR). The site is accessed via an existing private driveway off Big Ranch Road, approximately 0.4 miles north of the City of Napa city limits, 4101 Big Ranch Road, Napa, CA 94558, APN 036-190-026-000.

STAFF RECOMMENDATION: Adopt the Negative Declaration and approve the Use Permit recognizing the unpermitted activities and the expansion activities, subject to the recommended conditions of approval.

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

APPLICANT CONTACT: J. Kevin Corley, 4242 Big Ranch Road, Napa, CA 94558; (707) 255-3400 or kevin@corleyfamilynapavalley.com

APPLICANT REPRESENTATIVE CONTACT: Jeff Redding, 2423 Renfrew Street, Napa, CA 94558; (707) 255-7375 or jreddingaicp@comcast.net
Commissioners voted to adopt the Negative Declaration based on Findings 1-7 in Attachment A; approve Use Permit No. P19-00124 based on recommended Findings 8-12 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B as amended.
DW-HP-KB-MD-AM

X

8. ADMINISTRATIVE ITEMS – NONE

9. DIRECTOR OR DIRECTOR’S DESIGNEE REPORT

Michael Parker gave the update with discussion.

DISCUSSION OF ITEMS FOR THE *SEPTEMBER 18, 2024 REGULAR MEETING*

➤ *The September 18, 2024 PC meeting will be cancelled due to lack of quorum.*

- The next regular Planning Commission meeting will be October 2, 2024.

BOARD OF SUPERVISORS ACTIONS

- On September 10th the Board Of Supervisors will hear two items;
 - Pridmore Property – General Plan Amendment P17-00135; Zoning Resignation P20-00223; and Use Permit P20-00222
 - An Ordinance Amending Title 17 & 18 of the Napa County Code Implementing Programs in the Housing Element of the Napa County General Plan.

OTHER DEPARTMENT ACTIVITIES

- The Airport Land Use Commission will hold a special meeting on September 18th to hear the continued ALUCP item from the special July 17th meeting.

CODE COMPLIANCE REPORT

ZONING ADMINISTRATOR ACTIONS

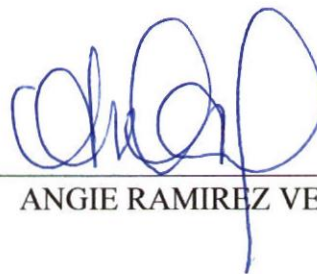
OTHER PENDING PROJECT'S STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

- Commissioner Phillips attended the Watershed Information Conservation Council Meeting. Informational meeting only as quorum was not met. Tod Mostero (Dominus Estate) gave a presentation on Abuelitos Coalition.
- Commissioner Dameron attended the Wildlife Conservation Committee grant hearing last week. BOS approved additional funds for WCC.

11. ADJOURNMENT

Meeting adjourned at 9:46am



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