

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

1195 Third Street, Ste. 305  
Napa, Ca. 94558

**Wednesday November 6, 2019**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

### COMMISSION MEMBERS

<i>VICE CHAIR</i>	<i>COMMISSIONER</i>	<i>CHAIR</i>	<i>COMMISSIONER</i>	<i>COMMISSIONER</i>
<i>Dave Whitmer District # 2</i>	<i>Anne Cottrell District # 3</i>	<i>Joelle Gallagher District # 1</i>	<i>Andrew Mazotti District # 4</i>	<i>Jeri Hansen District # 5</i>
<i>COMMISSION COUNSEL Laura Anderson</i>	<i>SECRETARY-DIRECTOR David Morrison</i>		<i>COMMISSION CLERK Lashun Fuller</i>	

The Commission welcomes you to its meeting which is regularly scheduled the first and third Wednesday of the month. The Commission meets at 1195 Third Street, Ste. 305 Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

### ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

### PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

### APPEAL PROCEDURE:

If you do not agree with the Commission's decision or the conditions that may have been imposed by the

Commission in approving an agenda item, you may appeal the Commission's action to the Napa County Board of Supervisors. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 305 in Napa. If you have any question concerning the appeals procedure, please call (707) 253 4580 and request assistance.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

**Agenda available on line at [www.countyofnapa.org](http://www.countyofnapa.org)**

**1. CALL TO ORDER / ROLL CALL****2. PLEDGE OF ALLEGIANCE****3. CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen comments and recommendations concerning current issues and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

**4. APPROVAL OF MINUTES**

The Clerk of the Commission request approval of Minutes for the meeting held on: September 18, 2019, October 02, 2019, and October 16, 2019 (All Commissioners Present)

**5. AGENDA REVIEW****6. DISCLOSURES****7. ADMINISTRATIVE ITEMS****A. WINE INDUSTRY BUSINESS TRENDS**

**Request:** Presentation and discussion on wine industry trends by Rob McMillan, Executive Vice President and Founder of Silicon Valley Bank's Wine Division. This item is for educational/informational purposes and is not intended as a forum on winery related land use regulations.

**Staff Recommendation:** Informational Item. No action necessary.

**Staff Contact:** Brian Bordona, Deputy Director, Planning, Building & Environmental Services, 259-5935 or [brian.bordona@countyofnapa.org](mailto:brian.bordona@countyofnapa.org)

**B. PRESENTATION AND DISCUSSION ON MARKET TRENDS AFFECTING SOUTH COUNTY INDUSTRIAL AND BUSINESS PARK AREAS**

**Request:** Bill Kampton, Commercial Real Estate Broker with Colliers International, will brief the Commission on current market trends and conditions within the business and industrial areas of Southern Napa County.

**CEQA Status:** The presentation and discussion is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**Staff Recommendation:** Information item. No action required.

**Staff Contact:** Brian Bordona, Deputy Director, Planning, Building & Environmental Services, 259-5935 or [brian.bordona@countyofnapa.org](mailto:brian.bordona@countyofnapa.org)

**8. PUBLIC HEARING ITEMS****A. SCANNELL PROPERTIES / GATEWAY EAST WINERY / USE PERMIT # P18-00389-UP**

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological Resources unless mitigation measures are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of a Use Permit for a new 230,000 gallon per year winery to allow the following: (a) construction of a 86,393 sq. ft. one-story winery building for production, storage, office, and hospitality/retail sales areas; (b) on-site parking for 89 vehicles (the installation of 12 parking spaces will be deferred); (c) hours of operation seven days a week from 9:00 AM to 5:00 PM; (d) tours and tastings by appointment only (wine and food pairings) for a maximum of 30 visitors per day, 210 maximum per week; (e) establishing a marketing program to host 12 events per year for up to 100 guests at each event and one auction-related event per year with up to 100 guests (1,300 guests per year), all food for marketing events will be catered, marketing events would occur between 9:00 AM and 10:00 PM; (f) on-premises consumption of wines produced on site in the tasting room in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (g) on-site process wastewater pre-treatment system; (h) a new driveway on Gateway Road East and utilization of an existing shared driveway with the property to the south; and, (i) signage, and landscape improvements. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District (NSD), respectively. The project is proposed on a 5.52 acre site on the west side of Gateway Road East and the south side of Sheehy Creek, within Industrial Park: Airport Compatibility (IP:AC) zoning district. APN's: 057-210-039 & 040 (SFAP). Napa

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Use Permit with the proposed conditions of approval.

**Staff Contact:** Sean Trippi (707) 299-1353, or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**Applicant :** Matt Anderson, Scannell Properties (415) 845-9504, or [matta@scannellproperties.com](mailto:matta@scannellproperties.com)

**Applicant Contact:** George Monteverdai, Monteverdi Consulting, LLC (707) 760-2516, or [geroge@monteverdiconsulting.com](mailto:geroge@monteverdiconsulting.com)

**9. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE **NOVEMBER 20, 2019 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 10/29/2019 BY 4 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Lashun Fuller (By e-signature)  
Lashun Fuller, Clerk of the Commission