

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

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

**Wednesday, December 19, 2018**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

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### COMMISSION MEMBERS

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*VICE CHAIR*

*Joelle Gallagher*  
*District # 1*

*COMMISSIONER*

*Dave Whitmer*  
*District # 2*

*CHAIR*

*Anne Cottrell*  
*District # 3*

*COMMISSIONER*

*Andrew Mazotti*  
*District # 4*

*COMMISSIONER*

*Jeri Hansen*  
*District # 5*

*COMMISSION COUNSEL*

*Laura Anderson*

*SECRETARY-DIRECTOR*

*David Morrison*

*COMMISSION CLERK*

*Lashun Fuller*

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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 meetings held on:  
November 28, 2018 (Commissioner Hansen was excused)  
December 05, 2018 (All Commissioners Present)

**5. AGENDA REVIEW****6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. ST. HELENA PROPERTIES/BERGMAN FAMILY VINEYARDS / BERGMAN FAMILY WINERY / USE PERMIT # P17-00428 AND EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS**

**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 (or MM's). MM's are proposed for the following area(s) Biological Resources, Cultural Resources and Tribal Cultural Resources. 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 for a new 8,000 gallon per year winery to allow the following: a) construction of a 6,113 square foot two-story (main roof height of approximately 32 feet) winery structure with a 485 square foot covered outdoor porch. The first floor would include a fermentation room, barrel aging area, lab, office, winery storage, restroom, and mechanical storage area while the second floor would include a second administrative office, employee break area and employee restroom. A 483 square foot utility and storage building is also proposed; b) removal of the existing storage building and approximately 4,356 square foot of vineyards; c) maximum annual permitted maximum production of 8,000 gallons; d) hours of operation: 6:00 AM to 6:00 PM (production hours, except during harvest), seven (7)-days a week; e) employment of: two employees (two full time with one residing on-site) non harvest; two additional employees (two part time) during harvest, for a total maximum of four employees; f) employee hours: 6:00 AM to 6:00 PM, two (2) shifts; g) construction of two (2) parking spaces (one (1) standard space and one ADA space); h) improvement of the existing access driveway to County standards except for the request noted below; i) upgrade the existing wastewater system and associated infrastructure consistent with County Code; and j) construction of one (1) 25,000 gallon water storage tank and one (1) 10,000 gallon process wastewater tank. No visitation or marketing events are proposed.

The project also includes a request for an exception to the Napa County Road and Street Standards (NCRSS). The request proposes an exception to the State Responsibility Area Fire Safe Regulations

for the road segment from the Bale Grist Mill gate to Stony Hill Vineyard driveway (Segment B – approximately 528 feet in length) and for the road segment from the fork in the road to the subject site entrance gates (Segment C – approximately 1,901 feet in length) to permit a road width of approximately 10 to 14 feet in various places. The RSS exception also proposes a turning radius of less than 50 feet at two locations in Segments B and C (STA 24+00 and 29+00). The RSS exception has been requested to preserve mature native trees on steeply sloping hillsides, minimize the need for grading on steep slopes, and to abide by the limitations of the existing access easement on State Park property. The Napa County RSS require that private access driveways serving winery uses provide two 10-foot wide travel lanes (20 feet total) 22 feet of horizontal clearance, 15 feet of vertical clearance, 50 foot minimum inside turning radius and a maximum 16 percent longitudinal slope. The project is located on an approximately 16.3 acre site within the AW (Agricultural Watershed) zoning district at 3285 St. Helena Highway; APN: 022-080-010.

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and approve the Exception to the Napa County Roads & Street Standard and Use Permit, as conditioned.

**Staff Contact:** Jason R. Hade, Planner III, (707) 259-8757 or [Jason.hade@countyofnapa.org](mailto:Jason.hade@countyofnapa.org)

**Applicant:** Pam and Alan Bergman; (310) 701-4300 or [pjbergman@mac.com](mailto:pjbergman@mac.com)

**Applicant Representative:** Donna Oldford, Plans4Wine; (707) 963-5832 or [dboldford@aol.com](mailto:dboldford@aol.com)

**B. Amendments to the Circulation Elements of the Napa County General Plan and Napa Valley Business Park Specific Plan, P18-00390-GPA and P18-00301-SPA**

**CEQA Status:** Consideration of a Supplement to the Environmental Impact Report (EIR) certified for the 2008 Napa County General Plan Update (CEQA Guidelines Section 15163). According to the proposed Supplement to the EIR, the proposed project would not have any new or worsened significant environmental impacts as compared to those identified in the certified EIR for the adopted Napa County General Plan. The project would apply goals and policies to transportation facilities throughout Napa County and is not a site-specific development that would be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** This is a County-initiated amendment to the Napa County General Plan (General Plan) Circulation Element. The General Plan amendment would update local transportation system information and incorporate current trends, best practices, and regulatory changes in the planning and impact analysis of transportation networks. In correlation with the proposed General Plan amendment and consistent with its objectives of facilitating multiple modes of transportation, the County proposes to amend the Circulation Element of its Napa Valley Business Park Specific Plan (Specific Plan) to modify the design of Devlin Road, a primary arterial road in the Specific Plan area, by eliminating one vehicle travel lane and introducing a class 1 multi-use path within the public right-of-way.

**Staff Recommendation:** Consider the proposed Supplement to the EIR and make a recommendation to the Board of Supervisors on the proposed amendments to the Circulation Elements of the General Plan and Specific Plan.

**Staff Contact:** Dana Ayers, Planner III, (707) 253-4388 or [dana.ayers@countyofnapa.org](mailto:dana.ayers@countyofnapa.org)

**8. ADMINISTRATIVE ITEMS - None**

**9. PLANNING MANAGER'S REPORT**

- DISCUSSION OF ITEMS FOR THE **JANUARY 09, 2018 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. PROJECT 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 12/11/2018 BY 10AM. 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