

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday April 21, 2021
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

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

IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE PLANNING COMMISSION MEETING

Napa County Planning Commission meetings will be conducted via teleconference using the Microsoft Zoom program in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Napa County Health Officer on March 18, 2020, as may be periodically amended.

To participate in the Napa County Planning Commission meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

The Napa County Planning Commission will continue to meet pursuant to the adopted 2021 calendar <https://www.countyofnapa.org/DocumentCenter/View/20131>.

In accordance with the Governor's Executive Order N2920 regarding public meetings during the COVID19 emergency, **Planning Commission meetings will be available electronically, or telephonically, and public attendance is now limited (9 people).**

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Please watch or listen to the Planning Commission meetings in one of the following ways:

- | Watch on your TV - Napa Valley TV Channel 28.
- | Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.
- | Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.

- 1. Via Granicus by http://napa.granicus.com/ViewPublisher.php?view_id=21

You may submit public comment on any item that appears on the agenda, or general public comment for any item or issue that does not appear on the agenda, as follows:

1. Via email – send your comment to the following email address: PC@countyofnapa.org. Please provide your name and indicate the agenda item upon which you are commenting. Emails received will not be read aloud but will still become part of the public record.

2. Online

1. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date.
2. Enter an email address and following naming convention;
Item #, First Name Last Name Ex: 7A John Smith
3. When the Chair calls for the item on which you wish to speak, click “raise hand.” Mute all other audio before speaking to avoid feedback.
4. When called, please limit your remarks to three minutes. After the comment, your microphone will be muted.

3. By Phone

1. Call the Zoom phone number and enter the webinar ID: 1-669-900-6833 Enter Meeting ID 991 4190 6645
2. When the Chair calls for the item on which you wish to speak, press *9 to raise a hand. **Please note that phone numbers in their entirety will be visible online while speakers are speaking**
3. When called, please state the item in which you are calling for followed by your name.
4. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

If you are unable to utilize the above methods, please call the Planning Commission Public Comment Line at: 707-299-1776. Please provide your name and the agenda item on which you are commenting. Your call will be placed on hold and heard by the Commission in the order received.

The above-identified measures exceed all legal requirements for participation and public comment, including those imposed by the Ralph M. Brown Act and Executive Order N-29-20. If you have any questions, contact us via telephone at (707)-253-4417 or send an email to planningcommissionclerk@countyofnapa.org.

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

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:
April 07, 2021 (All Commissioners Present)

5. AGENDA REVIEW

6. DISCLOSURES

7. PUBLIC HEARING ITEMS

A. STE. MICHELLE WINE ESTATES / CONN CREEK WINERY / USE PERMIT MAJOR MODIFICATION # P19-00317-MOD

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. 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 Major Modification to an existing 850,000 gallon per year winery to allow the following: (1) Expansion of the ground floor of the existing winery building by approximately 770 square feet to include a new mechanical equipment area; increase the second floor area by adding approximately 2,118 square feet of new interior space over an existing one-story area; and an approximately 670 square foot tasting room addition (by appointment tasting only) on the second floor; (2) Site improvements including: a covered trash enclosure; a new 240 square foot pump house to house a new fire pump, gravel access road to the associated infrastructure; and the installation of electric vehicle charging stations; (3) Modification of the existing driveway entrance by removing the existing entry structure and improvement of the existing driveway to County Road and Street Standards; (4) Increase the number of employees from 15 full-time and 1 part-time employee to 20 full-time and 1 part-time employees; (5) On-premises consumption of wines produced on site in the garden area and tasting rooms in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (6) Change the winery's tasting room hours of operation from 10:00 AM to 4:00 PM to 10:00 AM to 4:30 PM (Seven days a week); (7) Modification of Condition of Approval No. 1.g of Use Permit Modification No. #95532-MOD to allow for the use of the garden area for public tours and tastings; and (8) Inclusion of food and wine pairings as part of additional tours and tastings. Unrelated improvements to be constructed either before or in conjunction with the proposed improvements include: upgrading of the existing fire pump to be located within the proposed 240 square foot pump house and installation of a 100,000-gallon firewater storage and a new 25,000-gallon domestic water tank. These improvements were required by previous entitlements to comply with local or state requirements. Building permits for these previously required improvements are being prepared and would be submitted independent of the proposed site improvements requested as part of this Use Permit Major Modification application. Permitting and installation may overlap the processing of the current application. No changes to the approved production levels and visitation and marketing program are proposed. The project is located on an approximately 5.98-acre site within the AP (Agricultural Preserve) zoning district with a General Plan land use designation of AWOS (Agriculture, Watershed and Open Space) at 8711 Silverado Trail, Napa, CA; APN: 030-120-032.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit Major Modification, as conditioned.

Staff Contact: Jason R. Hade, Principal Planner, (707) 259-8757 or jason.hade@countyofnapa.org

Applicant Contact: Jeffrey Redding, AICP; 2423 Renfrew Street, Napa, CA 94558; (707) 255-7375; jreddingaicp@comcast.net

8. ADMINISTRATIVE ITEMS

A. ETHICS TRAINING - INFORMATIONAL ITEM

CEQA Status: Not applicable; no action is requested

Staff Recommendation: Receive an informational presentation regarding public service ethics.

Staff Contact: Brian Bordona (707) 259-5935 or brian.bordona@countyofnapa.org

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **MAY 05, 2021 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 4/13/21 BY 3 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