

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

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

**Wednesday July 17, 2019**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

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### COMMISSION MEMBERS

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*VICE CHAIR*

*Dave Whitmer*  
*District # 2*

*COMMISSIONER*

*Anne Cottrell*  
*District # 3*

*CHAIR*

*Joelle Gallagher*  
*District # 1*

*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 meeting held on: June 19, 2019 (Commissioner Jeri Hansen was excused)

**5. AGENDA REVIEW****6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. GF CARNEROS HOLDINGS, LLC / CARNEROS RESORT AND SPA / USE PERMIT MAJOR MODIFICATION NO. P15-00190-MOD, ROAD AND STREET STANDARDS EXCEPTION REQUEST & DEVELOPMENT AGREEMENT**

**CEQA Status:** Consideration and possible adoption of Categorical Exemptions Class 1, Class 3, Class 4, Class 11, and the General Rule. 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 ("CEQA"); [see Categorical Exemption Class 1 ("Existing Facilities") which may be found in the guidelines for the implementation of CEQA at 14 CCR §15301; Class 3 ("New Construction or Conversion of Small Structures") which may be found in the guidelines for the implementation of CEQA at 14 CCR §15303; Class 4 ("Minor Alterations to Land") which may be found in the guidelines for the implementation of CEQA at 14 CCR §15304; Class 11 ("Accessory Structures") which may be found in the guidelines for the implementation of CEQA at 14 CCR §15311; see also Napa County's Local Procedures for Implementing the CEQA, Appendix B, Class 1, Existing Facilities, Section (1) (a)]; and the General Rule in that 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 CEQA at 14 CCR §15061(b)(3)]. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** The project proposal includes the following: 1) relocation of the main entryway and installation of a new entry structure and signage; 2) installation of off-site roadway landscape improvements within Caltrans and County right-of-ways; 3) replacement of the existing wood fence along Old Sonoma Road with a decorative masonry wall; 4) relocation of the Boon Fly Café restaurant to The Market location and use of the existing Boon Fly Café location for storage and staff needs; 5) relocation of The Market space to a smaller, existing office space in the adjacent building; 6) relocation of six existing recreational vehicle spaces to the Hilltop location; 7) alteration and enhancement of the existing Hilltop pool area; 8) relocation of the kitchen gardens located on the flag lot to the farm area; 9) Carneros Inn Mutual Water Company's installation of a private waterline from the terminus of an existing waterline to the Property so that the City of Napa can supply water to the

Carneros Inn Mutual Water Company, thereby eliminating groundwater use at the site; 10) installation of two pickle ball courts; (11) use of the adjoining CL zoned parcel (APN 047-110-027) as overflow parking for the Carneros Resort; (12) abandonment of the southerly portion of the Old Sonoma Highway and re-use as kitchen gardens; (13) conveyance to the County of one-acre of Carneros Resort land on Old Sonoma Road for use as a future new fire facility; and, (14) relocation of the existing fire facility from the 0.2-acre parcel to the Old Sonoma Road location including the construction of a concrete pad and connection to the Carneros Inn Mutual Water Company waterline, or if the fire facility is not relocated payment of an in-lieu fee towards the construction of a new fire facility equivalent to the cost of constructing a pad and relocating the existing fire facility. An Exception to the County Road and Street Standards is requested to acknowledge widths of less than 22-feet of the existing private internal access drives.

The request also consists of a Development Agreement to provide the Applicant with a vested right to develop the project over a 10 year period from the date of adoption of the ordinance approving the Development Agreement in accordance with the applicable laws and entitlements in effect at the time of project approval. In exchange, the Applicant would agree to terms that would address impacts of the project which could not have been otherwise required under applicable law.

The project site is located at 4048 Sonoma Highway, Napa, California on approximately 27.7 acres on the north side of Sonoma Highway approximately opposite Los Carneros Avenue, within the Commercial Limited and Agricultural Watershed Zoning Districts (APN's: 047-110-003, 047-110-027, 047-110-028, 047-110-062, and 047-400-(01-28 SFAP)(the Property).

**Staff Recommendation:** Recommend the Board of Supervisors find the project Categorically Exempt from CEQA, approve the Exception to the Road and Street Standards as conditioned, approve the Use Permit Major Modification as conditioned and adopt an Ordinance approving the Development Agreement as proposed.

**Staff Contact:** David Morrison (707) 253-4805 or [david.morrison@countyofnapa.org](mailto:david.morrison@countyofnapa.org) or Sean Trippi (707) 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**Applicant:** GF Carneros Holdings, LLC., Attn: Greg Flynn, (415) 835-0225

**Applicant Representative:** Kevin Block, Block & Block, LLP, (707) 251-9871

**CONTINUED FROM THE JULY 10, 2019 SPECIAL PLANNING COMMISSION MEETING.**

## 8. ADMINISTRATIVE ITEMS- None

## 9. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE **AUGUST 7, 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 JULY 10, 2019 BY 5 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