

AGENDA

NAPA COUNTY PLANNING COMMISSION

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

Wednesday, August 5, 2020
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>VICE CHAIR</i> Andrew Mazotti District # 4	<i>COMMISSIONER</i> Anne Cottrell District # 3	<i>CHAIR</i> Dave Whitmer District # 2	<i>COMMISSIONER</i> Joelle Gallagher District # 1	<i>COMMISSIONER</i> Megan Dameron District # 5
<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 2020 calendar <https://www.countyofnapa.org/DocumentCenter/View/15733/2020-PC-MEETING-SCHEDULE>.

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.
- | 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. Via telephone - 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:
July 15, 2020 (All Commissioners Present, Commissioner Mazotti only present for Item 7B.)

5. AGENDA REVIEW**6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. KORNER ROMBAUER TRUST / ROMBAUER VINEYARDS / MAJOR MODIFICATION #P19-00103-MOD & EXCEPTION TO 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. Mitigation measures are proposed for the following areas: Noise. 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 Major Modification to an existing 450,000-gallon per year winery to allow the following: **A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS:** 1) recognition of 48 full-time and 22 part-time/seasonal existing employees (currently authorized for 25 full-time employees and nine part-time/seasonal employees); and 2) recognition of 79 parking spaces (currently authorized for 74 spaces). **B. EXPANSION BEYOND EXISTING ENTITLEMENTS:** 1) increase the number of full time employees from 25 to 55 and increase the number of part-time/seasonal employees from nine (9) to 26; 2) revise the locations of the existing on-site wine consumption to add an existing picnic area on an adjacent parcel (APN: 021-410-024) and a new ADA-accessible picnic area adjacent to the tasting room parking lot in accordance with Business and Professionals Code Sections 23390 and 23396.5; 3) construct an arbor at the entrance to the garden path to the new picnic area; 4) amend the existing Marketing Plan; 5) convert a conference room in the existing administration building into a small private tasting area; convert a portion of an existing restroom to office space in the production building; and temporarily use space within an area approved to construct a tasting room for a staff break room; 6) add an existing 260 ft² shed on an adjacent parcel (APN 021-410-025) for grounds maintenance equipment storage; 7) allow outdoor amplified music on the crush pad, tasting room parking area, and the parking area near a cave entrance during five (5) marketing events; 8) add an existing road for a service area of the administration building; 9) construct four (4) new parking spaces for a total of 83 spaces; 10) construct deceleration/acceleration lane improvements to the Silverado Trail access entrance; and 11) revise Major Modification Permit #P10-00038 - COA#5 to correct the percentage of production that is subject

to the 75% rule (120,000 gallons). There are no proposed changes to the Winery's production, daily visitation, or hours of operation. The project also includes a request for an exception to the Road and Street Standards to avoid the removal of existing mature trees to construct the required current road width increase. The project is located at 3522 N. Silverado Trail, St. Helena - APN:021-410-025 (winery - ±31.85 acres) and APN:021-410-024 (Residence - ± 5.15 acres) Zoning and General Plan Designation: Agricultural Preserve (AP) and Agricultural Resource (AR).

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Exception to the Napa County Roads & Street Standards and Major Modification, as conditioned.

Staff Contact: Wyntriss Balcher (707) 299-1351, wyntriss.balcher@countyofnapa.org

Applicant Contact: Lynn Sletto, 3522 Silverado Trail, St. Helena, CA, 94574, (707) 963-6629; lynns@rombauer.com

8. ADMINISTRATIVE ITEMS

A. JACKSON FAMILY INVESTMENTS III, LLC – INN AT THE ABBEY MAJOR MODIFICATION P19-00038-MOD - DRAFT ENVIRONMENTAL IMPACT REPORT SCOPING SESSION

CEQA Status: Napa County has issued on July 23, 2020 a Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the project proposal Inn at the Abbey. Members of the public and public agencies are invited to provide comments in writing or at this public scoping session as to the scope and content of the proposed EIR. The 30-day public comment period on the NOP closes August 24, 2020.

Request: Public meeting to take testimony on items to be addressed in a Environmental Impact Report (EIR) currently being prepared for the proposed Inn at the Abbey project (Major Modification #P18-00038-MOD). The proposal is to demolish three buildings and redevelop the site with a 79-room hotel, retail and hotel lounge space, a spa with treatment rooms, a main pool and a small plunge pool, a parking garage, a rooftop terrace, a fitness room, an outdoor lawn and gathering space, back-of-house uses, and on-site employee housing. Specifically, the project would include the following: 1) demolition of three buildings totaling 10,048 square feet containing the existing land uses restaurant, retail wine shop, art gallery, and five-room motel; 2) interior renovation of the existing Stone Building to serve as hotel lobby, retail components, meeting space and/or bar/lounge components; 3) construction of a North Hotel Building on the North Parcel, occupying approximately 55,000 square feet of floor area to be used by 50 guest rooms, underground parking garage including 54 parking stalls, a spa, retail operations, a rooftop terrace, other public areas, circulation, and back-of-house uses; 4) approximately 11,100 square feet of floor area for a two-story South Hotel Building on the south parcel which would include 11 guest rooms, a support kitchen, a library, and back-of-house uses; 5) approximately 7,500 square feet of floor area for a South Hotel Barn Building on the south parcel which would include 12 guest rooms; 6) approximately 350 square foot fitness studio; 7) approximately 4,000 square feet for two (2) two-story bungalow buildings which will include three (3) guest rooms each; 8) use of six (6) existing residences on the South Parcel to house workers employed on the property; 9) other development features such as a plunge pool, walkways, breezeways, patios, courtyards, landscape areas, bio-retention basins, vegetated buffer strips; 10) modification to existing public water systems and 11) a new on-site greywater system. The project proposes to use a combination of local groundwater and existing potable water entitlements from the City of St. Helena. The applicant is also seeking approval of a Development Agreement. The 15-acre project site includes six (6) parcels and is located at Lodi Lane along State Route 29 (SR 29). Existing addresses: 3018/3020 N. St. Helena Highway; 3010 N. St. Helena Highway; 3022 N. St. Helena Highway; 1160 Lodi Lane; 1189 Lodi Lane (also known as 3000 SR

29); and 1157, 1165, 1179, and 1191 Lodi Lane. Three of these parcels are zoned for Agricultural Watershed (AW), two are zoned CL, and one parcel includes both AW and CL zoning. The four parcels located north of Lodi Lane are referred to as the "North Parcel," while the two parcels south of Lodi Lane are known as the "South Parcel." The North Parcel totals 1.84 acres of land zoned CL and 8.43 acres of land zoned AW. The South Parcel includes 1.70 acres zoned CL and 4.83 acres zoned AW. The General Plan land use designation for these sites are Agriculture, Watershed and Open Space (AWOS). Assessor's Parcel Numbers 022-130-027, -028, -023, -024 & 022-220-028, -029.

Staff Recommendation: Receive public and Commission testimony on items to be addressed in the project-specific EIR.

Staff Contact: Trevor Hawkes, phone 253-4388 or email trevor.hawkes@countyofnapa.org

Applicant: Jackson Family Investments III, LLC

Applicant's Representatives: Geoff Scott, Jackson Family Investments III, LLC; phone (707) 525-6529 or email Geoff.scott@jfwmail.com. Rob Anglin, Holman Teague Roche Anglin, LP; phone (707) 927-4274 or email anglin@htralaw.com

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **AUGUST 19, 2020 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 7/28/2020 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