

# **Napa County**

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## **Agenda**

**Wednesday, November 15, 2023**

**9:00 AM**

**Board of Supervisors Chambers  
1195 Third Street, Third Floor  
Napa, CA 94559**

### **Planning Commission**

*Kara Brunzell, District 1  
Dave Whitmer, District 2  
Heather Phillips, District 3  
Andrew Mazotti, District 4  
Megan Dameron, District 5*

*Brian Bordona, Director  
Laura Anderson, County Counsel  
Michael Parker, Planning Manager  
Alexandria Quackenbush, Commission Clerk  
Aime Ramos, Commission Clerk  
Jason Hall, Commission Clerk*

**How to Watch or Listen to the Napa County Planning Commission Meetings**

The Napa County Planning Commission will continue to meet pursuant to the adopted calendar located at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/29597/2023-Planning-Commission-Meeting-Calendar?bidId=>

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote access.

Please watch or listen to the Planning Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, Third Floor.
2. Watch online at <https://napa.legistar.com/calendar.aspx> (click the "In Progress" link in the "Video" column).
3. Watch on your TV - Napa Valley TV Channel 28.
4. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date.
5. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 99141906645).

**If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:**

1. Email your comment to [planningcommissionclerk@countyofnapa.org](mailto:planningcommissionclerk@countyofnapa.org). Emails will not be read aloud but will still become part of the public record and shared with the Planning Commission.
2. Use the Zoom attendee link: <https://Countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date. When the Chair calls for the item on which you wish to speak, click "raise hand". Please limit your remarks to three minutes.
3. Call the Zoom phone number: 1-669-900-6833. (Meeting ID: 991-4190-6645). When the Chair calls for the item on which you wish to speak, press \*9 to raise hand. Please limit your remarks to three minutes.

**\*\*Please note that phone numbers in their entirety will be visible online while speakers are speaking\*\***

For more information, please contact us via telephone at (707) 253-4417 or send an email to [planningcommissionclerk@countyofnapa.org](mailto:planningcommissionclerk@countyofnapa.org).

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

**ON A MATTER ON THE AGENDA**

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Commission, but is generally limited to three minutes.

**ON A MATTER NOT ON THE AGENDA**

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

- 1. CALL TO ORDER; ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CITIZEN COMMENTS AND RECOMMENDATIONS**
- 4. APPROVAL OF MINUTES**

**The Clerk of the Commission request approval of Minutes for the meeting held on:  
November 1, 2023 (Commissioner Mazotti was excused.)**

- 5. AGENDA REVIEW**
- 6. DISCLOSURES**
- 7. PUBLIC HEARING ITEMS**

- A. Erickson Residence, Use Permit Exception to the Conservation Regulations (P21-00067), Exception to the Napa County Road and Street Standards, and Viewshed Application (P22-00276). (CONTINUED FROM APRIL 19, 2023).

[23-1683](#)

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 area of biological 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 Exception to the Conservation Regulations, an Exception to the Napa County Road and Street Standards (RSS), and Viewshed Application to allow the construction of a new 2,400 square-foot two-story residence, a new 1,200 square-foot Accessory Dwelling Unit (ADU), a new access road/driveway, associated infrastructure improvements, and a new well. The proposed homesite is about 7,075 feet (by road) from the nearest public road, State Highway 29 (St. Helena Hwy). The property is accessed via a shared driveway, which passes through the following parcels: (APN #022-080-024, APN #022-080-025, APN # 022-080-026, APN# 022-070-032, APN # 022-070-028, APN # 022-070-046, APN # 022-070-047, APN# 022-070-024, and APN # 022-070-023). The project is located on an approximately 30-acre site within the AW (Agricultural Watershed) zoning district with a General Plan designation of Agriculture, Watershed, and Open Space (AWOS) and is addressed as 3285 St. Helena Highway; St. Helena, APN: 022-070-023.

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration and approve the Use Permit Exception to the Conservation Regulations (P21-00067), Exception to the Napa County Road and Street Standards, and Viewshed Application (P22-00276), as conditioned.

STAFF CONTACT: Curtis Sawyer, Planner II, (707) 299-1361 or [curtis.sawyer@countyofnapa.org](mailto:curtis.sawyer@countyofnapa.org)

APPLICANT REPRESENTATIVE CONTACT: Joel Dickerson, Madrone Engineering, 1485 Main Street, St. Helena, CA. 94575; (707) 302-6280 or [joel@madrone.engineering](mailto:joel@madrone.engineering).

**Attachments:** [A. Recommended Findings](#)  
[B. Recommended COA and Memos](#)  
[C. Initial Study & MND](#)  
[D. Applications](#)  
[E. Storm Water Control Plan](#)  
[F. Bio Report](#)  
[G. Graphics](#)  
[H. April 19, 2023 Staff Report](#)  
[I. Revised Recommended Conditions of Approval \(April 19, 2023 PC Hearing\)](#)  
[J. Department of Fish and Wildlife Comments and revised MMRP](#)  
[K. Public Comments](#)  
[7A Public Comment \(Added after initial agenda posting\).pdf](#)  
[7A Change Memo - Graphics Attachment.pdf](#)

- B.** Sentinel LLC / Inglenook Residence private access road / Use Permit Exception to Conservation Regulations Application #P22-00404-UP

[23-1831](#)

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. The project site is not included on a list of hazardous materials sites enumerated under Government Code Section 65962.5.

Request: Approval of a request for an exception to the Napa County Conservation Regulations (County Code Chapter 18.108), in the form of a Use Permit, in order to allow a non-contiguous 880 feet of an existing roadway to encroach into the minimum required 45- to 55-foot creek setback from the top of bank of Bear Creek. The proposed roadway widening includes approximately 2,275 feet of improvements to Beerstecher Road from its intersection with Niebaum Lane, along an existing vineyard avenue to a private driveway that serves residences at Assessor Parcel Nos. 027-210-032 and agricultural structures at 027-200-017 in order to comply with Napa County Roads and Street Standards (RSS) and California Department of Forestry and Fire Protection Fire Safe Standards. The improved roadway will serve the future Inglenook Residence. The property is approximately 3 miles from the City of St. Helena municipal boundary, has a General Plan land use designation of Agricultural, Watershed and Open Space (AWOS), and is located in the Agricultural Watershed (AW) zoning district.

Staff Recommendations: Adopt the Mitigated Negative Declaration and approve the Use Permit Exception request, subject to conditions.

Staff Contact: Kelli Cahill, Planner III, (707) 265-2325, or [kelli.cahill@countyofnapa.org](mailto:kelli.cahill@countyofnapa.org)

Applicant Representative Contact: Derek Wintermote, P.O. Box 208 Rutherford, CA 94573, (707) 812-4759, [derek.wintermote@inglenook.com](mailto:derek.wintermote@inglenook.com)

Applicant Agent Contact: Casey Talbot, Adobe Associates Inc., (707) 541-2300, or [ctalbot@adobeinc.com](mailto:ctalbot@adobeinc.com)

**Attachments:** [A. Recommended Finding.pdf](#)  
[B. Recommended Conditions of Approval.pdf](#)  
[C. CEQA Mitigated Negative Declaration.pdf](#)  
[D. Application Submittal Material.pdf](#)  
[E. Biological Report & Supplemental Botanical Letter.pdf](#)  
[F. Graphics and Plan Set.pdf](#)  
[7B Public Comment \(Added after initial agenda posting\).pdf](#)

## **8. ADMINISTRATIVE ITEMS**

- A.** Request: Have a discussion between the Commissioners and Staff regarding the winery comparison chart and its utilization by the Commissioners in their decision-making process.

**23-1871**

Staff Recommendation: Eliminate the winery comparison chart in its entirety from the Agenda Packet or minimize the content to only include the Criteria Summary, Summary of Changes, and Wineries within 1-Mile of the project site.

Staff Contact: Michael Parker, Planning Manager, (707) 299-1407 - michael.parker@countyofnapa.org

**Attachments:** [Winery Comparison Table - Template](#)

## **9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT**

- DISCUSSION OF ITEMS FOR THE DECEMBER 6, 2023 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 11/6/2023 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH(By e-signature)

Alexandria Quackenbush, Clerk of the Commission