

# Napa County



## Agenda

**Wednesday, August 17, 2022**

**9:00 AM**

**Board of Supervisors Chambers  
1195 Third Street, Third Floor**

### **Planning Commission**

*Chair Megan Dameron, District 5  
Commissioner Joelle Gallagher, District 1  
Commissioner Dave Whitmer, District 2  
Commissioner Anne Cottrell, District 3  
Commissioner Andrew Mazotti, District 4*

*Director David Morrison  
Commission Counsel Laura Anderson  
Commission Secretary:  
Alexandria Quackenbush*

**HOW TO WATCH OR LISTEN TO THE NAPA COUNTY PLANNING COMMISSION MEETING:**

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/23929/View-the-meeting-schedule-for-2022-Planning-Commission?bidId=>

**PLEASE SEE INSTRUCTIONS BELOW FOR VIRTUAL/TELEPHONIC ATTENDANCE.**

1. Watch on your TV - Napa Valley TV Channel 28.
2. Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.
3. Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
4. Via Granicus by [http://napa.granicus.com/ViewPublisher.php?view\\_id=21](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:

**Via Email**

Send your comment to the following email address: [Planningcommissionclerk@countyofnapa.org](mailto:Planningcommissionclerk@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.

**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
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.

**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. Please provide your name and the agenda item on which you are commenting. Calls will be heard in the order received.
4. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

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 AB361. If you have any questions, contact us via telephone at (707) 253-4417 or email - [Planningcommissionclerk@countyofnapa.org](mailto:Planningcommissionclerk@countyofnapa.org).

### **APPEALS 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 310 in Napa. If you have any questions 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.

- 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:  
August 3, 2022 (All Commissioners present)**

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

VISTA CORPORATION / CLOVER FLAT LANDFILL USE  
PERMIT MAJOR MODIFICATION (P19-00385-MOD) AND  
VIEWSHED APPLICATION (P20-00025-VIEW) / DRAFT EIR  
SCOPING SESSION

[22-1565](#)

CEQA Status: On July 28, 2022, Napa County issued a Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Clover Flat Landfill. 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 29, 2022.

Request: That the Planning Commission conduct a public scoping session and take public testimony on items to be addressed in the Environmental Impact Report (EIR) to be prepared for the Clover Flat Landfill Use Permit Major Modification and Viewshed application.

Staff Recommendation: Conduct public scoping session and receive public and Commission testimony on items to be addressed in the EIR.

Staff Contact: Dana Morrison, Planner III, (707) 253-4437 or [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)

Applicant: Christy Pestoni - Clover Flat Landfill, (707) 963-7988 or [bob@uvds.com](mailto:bob@uvds.com)

Applicant's Representatives: Evan Edgar, (707) 927-4280 or [evan@edgarinc.org](mailto:evan@edgarinc.org)

ESA Representatives: Matthew Fagundes, (707) 815-7331 or [mfagundes@esassoci.com](mailto:mfagundes@esassoci.com)

**Attachments:** [Attachment A - Clover Flat Landfill NOP](#)  
[Item 7A Correspondence Received During the Meeting.pdf](#)

MEADOWOOD RESORT, LLC, MEADOWOOD ASSOCIATES & MS  
VINEYARDS LLC, A  
CALIFORNIA LIMITED LIABILITY COMPANY / MEADOWOOD  
NAPA VALLEY REHABILITATION PROJECT / USE PERMIT  
MINOR MODIFICATION NO. P21-00211-MOD & DEVELOPMENT  
AGREEMENT

[22-1591](#)

CEQA Status: Consideration and possible adoption under the California Environmental Quality Act (CEQA) of a statutory exemption to repair, restore, demolish, or replace property or facilities damaged by a disaster (Public Resources Code § 21080(b)(3)); an exemption for a project that is consistent with a Community Plan, General Plan, or Zoning Code (CEQA Guidelines § 15183); and categorical exemptions for Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction of Existing Structures of Facilities), and Class 3 (Construction of New Small Facilities or Structures) types of projects (CEQA Guidelines §§ 15301, 15302 & 15303); and an exemption under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, otherwise known as the “Common Sense Exemption” (CEQA Guidelines § 15061(b)(3)). It has been determined that this type of project does not have a significant effect on the environment and is exempt from CEQA under the aforementioned exemptions pursuant to Napa County’s Local Procedures for Implementing CEQA and the CEQA Guidelines. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: The project consists of the rebuilding and rehabilitation of Meadowood’s structures and facilities, including increasing the overall floor area from 154,000 sf to 192,500 sf, as follows: 1) approximately 33,240 sf of floor area for food and beverage facilities; 2) approximately 40,025 sf of floor area for resort amenities; 3) approximately 30,260 sf of floor area for administrative and back-of-house facilities; and, 4) approximately 88,975 sf of floor area for lodging with no increase to the number of the previously approved 106 guest bedrooms or keys; 5) parking for 350 vehicles; 6) internal access roads; 7) landscaping; and, 8) associated infrastructure.

The request also consists of a Development Agreement to provide the Applicant with a vested right to develop the project over a 20 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.

The requested use permit modification is accompanied by a development

plan. The development agreement, development plan, and related approvals contain allowances for the temporary relocation of prior permitted and established uses, processes for future approvals, and specific development regulations applicable to the project as authorized by the Development Agreement Statute (Government Code §§ 65864, et seq). The Development Agreement Statute authorizes the County and any person having a legal or equitable interest in real property to enter into a development agreement, establishing certain development rights in the property that is the subject of the development application.

Location: The project is generally located at 900 Meadowood Lane (Assessor Parcel Nos. 025-080-032, -033, -034, -035, and -036; “Resort Property”) and 1030 Silverado Trail, St. Helena, California (Assessor Parcel Nos. 025-110-049, -050, -064, -065, and -066 and 025-120-007; “NV Reserve Property” and together with the Resort Property, the “Property”). The Resort Property is within the Planned Development (PD) Zoning District and the NV Reserve Property is within the Agricultural Watershed Zoning District.

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

Staff Contact: Sean Trippi (707) 299-1353 or  
sean.trippi@countyofnapa.org

Applicant / Representative: Chris Birdwell (415) 728-4755 or  
cbirdwell@pacificunionco.com

**Attachments:** [A - Recommended Findings](#)  
[B - Recommended Conditions of Approval & Agency Memos](#)  
[C - CEQA Memo](#)  
[D - Use Permit Application Packet](#)  
[E - Development Agreement Term Sheet](#)  
[F - Water Availability Analysis](#)  
[G - Draft Development Agreement Ordinance](#)  
[H - Development Agreement](#)  
[I - Notice of Intent to Participate in Temporary Measures](#)  
[J - Development Plan](#)  
[K - Development Summary](#)  
[L - Development Standards](#)  
[M - Subsequent Approval Process](#)  
[O - Graphics](#)

**8. ADMINISTRATIVE ITEMS**

Request: Receive an overview and presentation from the Napa Sonoma  
ADU Center

[22-1526](#)

Staff Recommendation: Information and discussion item. No action  
proposed.

Staff Contact: Trevor Hawkes, Planner III - (707) 253-4388 or  
trevor.hawkes@countyofnapa.org

**Attachments:** [Attachment A - Center Workbook](#)

**9. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE SEPTEMBER 7, 2022 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 8/10/2022 BY 9:30 A.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