

Napa County

1195 THIRD STREET
THIRD FLOOR
NAPA, CA 94559



Agenda

Wednesday, February 2, 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:

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 calendar located at the following link: <https://www.countyofnapa.org/DocumentCenter/View/20131>

****IN-PERSON ATTENDANCE AT THE NAPA COUNTY PLANNING COMMISSION MEETINGS ARE LIMITED AND FACE MASKS MUST BE WORN AT ALL TIMES WHILE IN THE BOARD CHAMBERS****

PLEASE SEE INSTRUCTIONS BELOW FOR VIRTUAL/TELEPHONIC ATTENDANCE.

Via Email

Send your comment to the following email address: 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.

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 AB 361. If you have any questions, contact us via telephone at (707) 253-4417 or email planningcommissionclerk@countyofnapa.org.

- 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:
January 19, 2022 (All Commissioners Present).

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

A. ZONING CODE AMENDMENT TO ESTABLISH A MICRO-WINERY USE PERMIT PROCESS [22-262](#)

CEQA Status: Pursuant to the California Code of Regulations, Title 14, Division 6, Chapter 3 (Guidelines for Implementation of the California Environmental Quality Act) and Napa County's Local Procedures for Implementing the California Environmental Quality Act, the adoption of this ordinance is exempt from the California Environmental Quality Act. The adoption of the ordinance is exempt under State CEQA Guidelines Section 15300.4, which allows local jurisdictions to establish their own procedures and exemptions, consistent with CEQA; Section 15303, regarding the new construction and conversion of small structures; Section 15304, regarding minor alterations to land; and Section 15305, regarding minor alterations in land use limitations; and Classes 3, 4, and 5 in Appendix B of the Local Procedures.

Action: County sponsored ordinance to amend Section 18.10.020 of Chapter 18.10 (Zoning Administrator) and Section 18.124.130 of Chapter 18.124 (Use Permits); and adding a new Section 18.08.377 to chapter 18.08 (Definitions) of Title 18 (Zoning) of the Napa County Code regarding Micro-Winery Use Permits and modifications to Use Permits.

Staff Recommendation: Recommend that the Board of Supervisors find that the proposed project is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17, and adopt the proposed ordinance.

Staff Contact: David Morrison, Director of Planning, Building, and Environmental Services at (707) 253-4805 or david.morrison@countyofnapa.org.

Attachments: [PC 2-2-22 Draft Microwinery Ordinance.docx](#)
[PC Micro Winery Comments.pdf](#)
[7A Additional Public Comments.pdf](#)

B. KONOLIGE & MCLAUGHLIN DRIVEWAY / USE PERMIT EXCEPTION TO CONSERVATION REGULATIONS / #P20-00269-UP [21-1424](#)

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 as proposed. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of an exception to the Napa County Conservation Regulations (County Code Chapter 18.108), in the form of a Use Permit to allow the development of portions of a new asphalt concrete residential driveway with gravel shoulders, including a 30-foot retaining wall and erosion control features on land with slopes over 30%. The proposed driveway would provide access to a future new single family residence on the adjacent parcel under same ownership within Sonoma County (APN 127-132-005).

The project parcel is located in southwestern Napa County within the Agricultural Watershed (AW) zoning district and accessed via a private driveway located off of a private access road, approximately 0.3-mile southwest of its intersection with Lovall Valley Loop Road, and within the Agricultural Watershed and Open Space (AWOS) General Plan land use designation, with an address of 5575 Lovall Valley Road, Napa, CA; APN 050-361-013.

Recommendation: Adopt the Negative Declaration and approve the Use Permit Exception to the Conservation Regulations request as conditioned.

Staff Contact: Pam Arifian, Planner III; phone (707) 259-5934; email: pamela.arifian@countyofnapa.org

Attachments: [Recommended Findings.pdf](#)
[Recommended COA and Approvals.pdf](#)
[CEQA Negative Declaration](#)
[Application Submittal Materials and Correspondence.pdf](#)
[Driveway Plans P20-00269-UP.pdf](#)
[Graphics.pdf](#)
[Project Withdrawal Memo.pdf](#)

8. ADMINISTRATIVE ITEMS - None.

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE FEBRUARY 16, 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 1/26/2022 BY 4:00 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