

Napa County

1195 THIRD STREET
THIRD FLOOR
NAPA, CA 94559



Agenda

Wednesday, November 3, 2021

9:00 AM

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

Planning Commission

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

*Secretary-Director David Morrison
Commission Counsel Laura Anderson
Commission Clerk Lashun Fuller*

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: 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.

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 (Ex: 7A John Smith)
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 placed on hold and 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 AB 361. If you have any questions, contact us via telephone at (707)-253-4417 or send an email to 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:

October 20, 2021 (All Commissioners present)

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

A. BARRY WAITTE / TAMBER BEY WINERY / USE PERMIT MAJOR MODIFICATION NO. P19-00163-MOD [21-1175](#)

CEQA Status: Consideration and possible adoption of a Categorical Exemption Class 1. 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 Section 15301 [Class 1 Minor Alterations to Existing Facilities] which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15301. Also, see Napa County's Local Procedures for Implementing the CEQA, Appendix B, Class 1 Existing Facilities, Section (1) (d). 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 Major Modification to an existing 60,000 gallon per year winery to allow the following:

A. Components Necessary to Remedy Existing Violation: (1) Recognition of annual wine production of 80,000 gallons. B. Expansion Beyond Existing Entitlement: (1) Increase tours and tastings by appointment only from the existing 20 visitors per day, seven days a week to allow 20 visitors per day Sunday through Friday and 45 visitors on 43 Saturdays per year. Other Changes to Existing Entitlement include: (1) A reduction of the existing Marketing Program from 25 events per year to 16 events per year. The existing Marketing Program includes one (1) event per month with a maximum of 30 guests, one (1) event per month with a maximum of 75 guests, and one (1) event per year with a maximum of 100 guests. The proposed marketing Program would include two (2) events per year with a maximum of 30 guests, one (1) event per month with a maximum of 75 guests, and two (2) events per year with a maximum of 100 guests. The 22.41 acre project site is located on the west side of the Tubbs Lane approximately ½-mile north of the Tubbs Lane / State Route 128 intersection. APN: 017-160-010. 1251 Tubbs Lane, Calistoga.

Staff Recommendation: Find the project Categorically Exempt and approve the Use Permit Major Modification, as conditioned.

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

Applicant Contact: Jeffrey Redding, AICP, 2433 Renfrew Street, Napa, CA 94558, (707) 255-7375 or jreddingaicp@comcast.net

Attachments: [Recommended Findings](#)
[Recommended Conditions of Approval](#)
[Previous Conditions of Approval](#)
[CEQA Memo](#)
[Major Modification Application](#)
[Water Availability Analysis](#)
[Wastewater Feasibility Study](#)
[Traffic Impact Analysis](#)
[Graphics](#)
[Winery Comparison Tables](#)
[Public Comment](#)
[11-3-21 Item 7A Public Comment.pdf](#)

8. ADMINISTRATIVE ITEMS

None

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE NOVEMBER 17, 2021 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 10-27-21 BY 3:00 P.M. 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