

Napa County



Agenda

Wednesday, December 21, 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*

*Interim Director Brian Bordona
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

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. 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.

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:
December 7, 2022 (Chair Dameron was excused).**

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

A. DOMAINE CARNEROS LTD / DOMAINE CARNEROS / USE
PERMIT MAJOR MODIFICATION (P20-00268-MOD) AND
EXCEPTION TO THE ROAD AND STREET STANDARDS

[22-2186](#)

CEQA Status: Consideration and possible adoption of Categorical Exemptions 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. See Section 15301 (Class 1 Minor Alterations to Existing Facilities), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to modify an existing 432,000 gallon a year winery to allow the following: 1) Modification of the existing daily onsite employment level of 30 full-time and 15 part-time employees to 37 full-time employees and 18 part-time employees on Mondays, 41 full-time employees and 15 part-time employees on Tuesdays, 38 full-time employees and 15 part-time employees on Wednesdays, 40 full-time employees and 23 part-time employees on Thursdays, 23 full-time employees and 27 part-time employees on Fridays, 12 full-time employees and 44 part-time employees on Saturdays, and 10 full-time employees and 43 part-time employees on Sunday. On a weekly average full-time employment decreases by one (1) full-time employee per day, part-time employment increases by 11 part-time employees per day, and full-time equivalent employment increases by four (4) employees per day; 2) Modification to by appointment Tours and Tastings to allow peak day and peak season visitation adjustments for an additional 100 visitors per day by appointment on Fridays (from 100 existing to 200 proposed) and Saturdays (from 600 existing to 700 proposed) from May 1st through October 31st, with weekday decreases in by appointment only visitation from November 1st through April 30th so that the existing total visitation (public and by appointment Tours and Tastings) of 219,440 visitors annually is not increased. The winery's entitlement of 360 daily public visitors is not modified; 3) Modification to the winery's marketing program from the existing two (2) events per year with 300 guests, six (6) events per month with 50 guests and eight (8) events per month with 25 guests to the proposed six (6) events per year with 100 guests, Six (6) events per month with 50 guests and eight (8) events per month with 25 guests for a total of 6,600 annual marketing guests which does not increase annual guests over existing conditions; and 4) A request for an exception to the Napa County Road and Street Standards (RSS) and an exception to the requirement to install eastbound left-turn lanes on Duhig Road for Driveways one (1) and three (3). Required roadway widening for the

left-turn lanes would introduce fill into existing drainage channels and potential wetlands and the relative low amount of existing and future eastbound trips on Duhig Road to the project means that the existing conditions provide essentially the same effect on safety as would be experienced with a left turn lane. The project is located on an approximately 132 acre site on the north side of Duhig Road approximately 700 feet south of its intersection with State Highway 12; 1240 Duhig Road, Napa CA 94559; APN: 047-070-007.

Staff Recommendation: Adopt the Categorical Exemption and approve the Use Permit Major Modification, as conditioned.

Staff Contact: Trevor Hawkes, Supervising Planner; phone number (707) 253-4388; email address: trevor.hawkes@countyofnapa.org

Applicant: Domaine Carneros Ltd, phone number (707) 257-0101, email address rcohen@domaincarneros.com

Representative: Andrea Matarazzo, Attorney; phone number (916) 287-9500, email address andrea@pioneerlawgroup.com

Attachments: [Recommended Findings](#)
[Recommended Conditions of Approval and Final Agency Approval Memos](#)
[Previous Conditions of Approval](#)
[CEQA Categorical Exemption Memo](#)
[Use Permit Application Packet](#)
[Water Availability Analysis](#)
[Wastewater Feasibility Report](#)
[Traffic Impact Study](#)
[Roads and Street Standards Exception Request](#)
[Graphics](#)
[Winery Comparison Tables](#)
[Public Comments](#)
[Revised Recommended Conditions of Approval - Track Changes.pdf](#)
[Revised Recommended Conditions of Approval and Final Agency Approval Memos.pdf](#)
[Planning Commission Memo - Modification to Recommended COAs.pdf](#)

8. ADMINISTRATIVE ITEMS

- A. ADOPTION OF THE 2023 PLANNING COMMISSION MEETING CALENDAR [22-2282](#)

Request: Adopt the regular meeting schedule for 2023.

Staff Contact: Charlene Gallina, Supervising Planner (707) 299-1355 or charlene.gallina@countyofnapa.org

Attachments: [A. 2023 Draft PC/ALUC Regular Meeting Schedule](#)

- B. Presentation of Proclamations for Recognition of Service - Commissioner Joelle Gallagher, District 1 and Commissioner Anne Cottrell, District 3. [22-2281](#)

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE JANUARY 18, 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 12/15/2022 BY 10:30 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