

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, April 19, 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*

*Michael Parker, Planning Manager
Laura Anderson, County Counsel
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/28334/2023-Planning-Commission--Airport-Land-Use-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. 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.

- 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:
February 1, 2023 (All Commissioners present)**

- 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 FEBRUARY 1, 2023)

[23-0417](#)

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

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

Attachments: [A. Recommended Findings](#)
[B. Recommended Conditions of Approval](#)
[C. CEQA Initial Study - Mitigated Negative Declaration](#)
[D. Applications](#)
[E. Storm Water Control Plan](#)
[F. Biological Resource Assessment](#)
[G. Graphics](#)
[H. February 1, 2023, Staff Report](#)
[I. Revised Recommended Conditions of Approval \(February 1, 2023 PC Hearing\)](#)
[J. Department of Fish and Wildlife Comments and Revised MMRP](#)
[K. Public Comments](#)
[7A Public Comment.pdf](#)

**B. YOUNTVILLE VINEYARDS LLC / PIAZZA DEL DOTTO WINERY /
USE PERMIT MAJOR MODIFICATION P18-00143**

[23-0651](#)

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. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Major Modification to increase production, number of employees, and number of visitors. The project would add additional events to the existing marketing plan, permit on-premises consumption in additional areas on site, and allow outdoor speakers for background music. Physical changes on site include construction of an approximately 45,500 s.f. winery building with a 700 s.f. lounge building, increase the existing cave from 8,000 s.f. to 24,600 s.f., cabanas in the hospitality building patio, additional parking spaces, and improvements to an existing driveway off Yount Mill Road for non-public, emergency access. The winery would install a water filtration system. The project site is located on a 20.1-acre parcel at 7466 St. Helena Highway/State Route 29, Yountville, CA 94558. The General Plan designation is Agricultural Resource (AR) and the Zoning is Agricultural Preserve (AP). APN: 031-120-035.

STAFF RECOMMENDATION: Adopt the Negative Declaration and approve the Use Permit Major Modification, as conditioned.

STAFF CONTACT: Emily Hedge, Planner III, (707) 259-8226 or emily.hedge@countyofnapa.org

APPLICANT REPRESENTATIVE CONTACT: Dan Westphal, O'Malley Wilson Westphal, Inc, 555 Fifth Street, Suite 200, Santa Rosa, CA 95401; (707) 636-0828; dan@omalleywilsonwestphal.com

- Attachments:** [A. Recommended Findings](#)
[B. Recommended Conditions of Approval and Final Agency Approval Memos](#)
[C. Previous Project Approvals](#)
[D. Initial Study/Negative Declaration](#)
[E. Use Permit Major Modification Application Packet](#)
[F. Water Availability Analysis and Water Feasibility Report.pdf](#)
[G. Wastewater Statement](#)
[H. Environmental Noise Assessment](#)
[I. Traffic Impact Report](#)
[J. Graphics](#)
[K. Winery Comparison Analysis and Summary of Changes](#)
[L. Public Comments](#)
[J. Graphics V2.pdf](#)
[L. Public Comments Part 2.pdf](#)
[7B Public Comment.pdf](#)

C. PROPOSED GENERAL PLAN AMENDMENT: SAFETY ELEMENT UPDATE

[23-0609](#)

CEQA Status: Final Environmental Impact Report (FEIR) prepared, circulated and adopted (State Clearinghouse #2022010309). On January 24, 2023, the Napa County Board of Supervisors adopted resolutions which certified the EIR and adopted Findings, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the proposed General Plan Amendment. The Planning Commission will consider and make a recommendation to the Board of Supervisors regarding adoption of a General Plan amendment updating the County's Safety Element. The FEIR was prepared in compliance with the CEQA, the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), and Napa County Local Guidelines Implementing CEQA as well as relevant case law.

Request: This is a County-initiated amendment to the Napa County General Plan (General Plan) Safety Element. The General Plan amendment would update the County's 2009 Safety Element, including goals, objectives, policies, and implementation programs to reduce the risk of death, injury, property damage, environmental damage, and economic and social dislocation associated with natural and human-caused hazards in unincorporated Napa County. In addition, updates to the Safety Element would involve updates to safety goals, policies, and programs to ensure consistency of the Safety Element with the 2020 Napa County Multi-Jurisdictional Hazard Mitigation Plan and to comply with recent changes in State law.

Staff Recommendation: Hold a public hearing and adopt a resolution (see Attachment A) recommending adoption of the Safety Element amendment to the General Plan.

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

Attachments: [Draft Resolution regarding Safety Element Adoption](#)
[Final Draft Safety Element Update \(Redline Version\)](#)
[Final Draft Safety Element Update \(Clean Version\)](#)
[November 16, 2022 Staff Report](#)
[CAL Fire Checklist](#)

8. ADMINISTRATIVE ITEMS

A. ELECTION OF 2023 PLANNING COMMISSION OFFICERS [23-0537](#)

Staff Recommendation: Elect Chairperson and Vice-Chairperson for the 2023 calendar year.

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

B. COMMITTEE APPOINTMENTS FOR THE CALENDAR YEAR 2023 [23-0667](#)

Request: Annual appointments and reappointments of Commission members to Standing Committees.

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

9. PLANNING MANAGER'S REPORT

- DISCUSSION OF ITEMS FOR THE MAY 3, 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 4/13/2023 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