



A Tradition of Stewardship
A Commitment to Service

AGENDA

SPECIAL MEETING

NAPA COUNTY BOARD OF SUPERVISORS

Tuesday August 22, 2017 8:00 A.M.

Brad Wagenknecht
District 1

Ryan Gregory
District 2

Diane Dillon
District 3

Alfredo Pedroza
District 4

Belia Ramos
District 5

Minh C. Tran
Interim County Executive
Officer

Gladys I. Coil, CCB
Clerk of the Board

Jeffrey Richard
Chief Deputy County
Counsel

GENERAL INFORMATION

The Board of Supervisors meets as specified in its adopted annual calendar on Tuesdays at 9:00 A.M. in regular session at 1195 Third Street, Suite 305, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Board of the Napa County Board of Supervisors. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Board's office no less than 72 hours prior to the meeting date by contacting (707) 253-4580.

The agenda is divided into three sections:

CONSENT ITEMS - These matters typically include routine financial or administrative actions, as well as final adoption of ordinances that cannot be both introduced and adopted at the same meeting. Any item on the CONSENT CALENDAR will be discussed separately at the request of any person. CONSENT CALENDAR items are usually approved with a single motion.

SET MATTERS - PUBLIC HEARINGS - These items are noticed hearings, work sessions, and items with a previously set time.

ADMINISTRATIVE ITEMS - These items include significant policy and administrative actions and are classified by program areas. Immediately after approval of the CONSENT CALENDAR, if the time for hearing SET MATTERS has not arrived, ADMINISTRATIVE ITEMS will be considered.

All materials relating to an agenda item for an open session of a regular meeting of the Board of Supervisors which are provided to a majority or all of the members of the Board by Board members, 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 Board of Supervisors, 1195 Third Street, Suite 305, 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 Board at the meeting will be available for public inspection at the public meeting if prepared by the members of the Board 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.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE BOARD ON A MATTER ON THE AGENDA please proceed to the rostrum and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Board.

AGENDA AVAILABLE ONLINE AT www.countyofnapa.org

1. CALL TO ORDER; ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
4. PRESENTATIONS AND COMMENDATIONS
5. DEPARTMENT HEADS REPORTS AND ANNOUNCEMENTS
6. CONSENT ITEMS

Community Resources & Infrastructure

- A. Director of Planning Building and Environmental Services requests approval of and authorization for the Chair to sign an agreement with the University of California, Davis for the term of August 22, 2017 through June 30, 2018 with provision for one additional year for a maximum of \$196,000 to provide GIS services to complete a comprehensive update of the County's Vegetation GIS layer.
- B. Director of Public Works requests adoption of a resolution authorizing the following related to the County owned property located at 933 Water Street (4/5 vote required):
 1. Declaring the County's intention to sell surplus real property located at 933 Water Street;
 2. Establishing a minimum price for sale of the Property and other terms, conditions and requirements applicable to all bids;
 3. Setting the procedures, date, time and place for opening and review of sealed bids for purchase of the Property;
 4. Setting the date, time and place of a meeting of the Board of Supervisors to consider the recommendations of staff as to the selection and order of bids; and
 5. Directing the Clerk of the Board to publish and post notice.

General Admin & Finance

- C. County Executive Officer requests appointment of the following applicant to the Board of Directors of the Area Agency on Aging (AAOA) serving Napa and Solano Counties with the term commencing immediately and expiring July 1, 2018:

<u>Name</u>	<u>District</u>	<u>Representing</u>
Joan A. Bennett	5	District 5

7. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

8. PUBLIC COMMENT

In this time period, anyone may address the Board of Supervisors regarding any subject over which the Board has jurisdiction but which is not on today's posted agenda. In order to provide all interested parties an opportunity to speak, time limitations shall be at the discretion of the Chair. As required by Government Code, no action or discussion will be undertaken on any item raised during this Public Comment period.

9. SET MATTERS OR PUBLIC HEARINGS

A. 8:00 AM

CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)

Title: Chief Probation Officer

B. 9:00 AM

County Counsel requests consideration and adoption of four resolutions regarding the following:

1. A Resolution of Findings of Fact and Decision on Appeal denying the appeal filed by Appellant Kosta M. Arger in its entirety, adopting the Negative Declaration, and upholding the Planning Commission's approval of **Use Permit No. P13-00320-UP for the Mountain Peak Winery** and the exception to the Road and Street Standards (RSS) for the Mountain Peak Winery subject to the Updated Conditions of Approval (Updated COA);
2. A Resolution of Findings of Fact and Decision on Appeal denying the appeal filed by Appellant Cynthia Grupp in its entirety, adopting the Negative Declaration, and upholding the Planning Commission's approval of Use Permit No. P13-00320-UP and the exception to the RSS for the Mountain Peak Winery subject to the Updated COA;
3. A Resolution of Findings of Fact and Decision on Appeal denying the appeal filed by Appellant William Hocker in its entirety, adopting the Negative Declaration, and upholding the Planning Commission's approval of Use Permit No. P13-00320-UP and the exception to the RSS for the Mountain Peak Winery subject to the Updated COA; and
4. A Resolution of Findings of Fact and Decision on Appeal denying the appeal filed by Appellant Glenn Schreuder in its entirety, adopting the Negative Declaration, and upholding the Planning Commission's approval of Use Permit No. P13-00320-UP and the exception to the RSS for the Mountain Peak Winery subject to the Updated COA.

Adoption of the Resolutions and approval of the Mountain Peak Winery would allow the following: (1) construction of a new 100,000 gallon per year winery including an approximately 33,424 square foot cave, approximately 8,046 square foot tasting and office building, and approximately 6,412 square foot covered outdoor crush pad and work area; (2) demolition of the existing single family residence; (3) installation of 26 parking spaces; (4) construction of 2 new driveways and private access roads with ingress/egress from Soda Canyon Road; (5) installation of a High Treatment wastewater treatment system and community non-transient potable water supply sourced from on-site private wells including two 100,000 gallon water tanks for vineyard irrigation and one 20,000 gallon water tank for domestic supply; (6) disposal of all cave spoils on-site within existing vineyards; (7) 19 full

Item 9B...Continued

time employees, 4 part-time employees and 4 seasonal harvest employees; (8) tours and tastings by prior appointment only for a maximum of 60 visitors per day and a maximum of 275 visitors per week; (9) a marketing plan of 2 annual events for a maximum of 75 visitors and 1 event for a maximum of 125 visitors; and (10) on premises consumption of wines produced on site in the tasting room and outdoor terrace. The Project also includes approval of an exception to the Napa County Road and Street Standards (RSS) to increase the maximum slope on a portion of the commercial access road to the covered crush pad and cave portals from 16% to 19.6%. The Project is located on a 41.76-acre parcel on the northwest side of Soda Canyon Road, approximately 6.1 miles north of its intersection with Silverado Trail, 3265 Soda Canyon Road, Napa, CA, 94558; APN: 032-500-033.

ENVIRONMENTAL DETERMINATION: 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. The Project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

(CONTINUED FROM APRIL 18, MAY 23 AND AUGUST 15, 2017)

C. 9:30 AM PUBLIC HEARING

First reading and intention to adopt an ordinance to conform County Zoning regulations with State Law as they pertain to Accessory Dwelling Units amending Sections 18.08.550 (Second Unit), 18.10.020 (Duties - Specific Subjects), 18.104.180 (Second Unit Attached To Or Detached From An Existing Dwelling), and 18.110.030 (Number Of Parking Spaces Required), and adding Section 18.08.551 (Second Unit, Interior).

ENVIRONMENTAL DETERMINATION: Pursuant to Public Resources Code Section 21080.17, the adoption of this ordinance implementing Government Code Section 65852.2 is exempt from the California Environmental Quality Act.

10. ADMINISTRATIVE ITEMS**11. LEGISLATIVE ITEMS****12. BOARD OF SUPERVISORS COMMITTEE REPORTS AND ANNOUNCEMENTS****13. BOARD OF SUPERVISORS FUTURE AGENDA ITEMS****14. COUNTY EXECUTIVE OFFICER REPORTS AND ANNOUNCEMENTS****15. CLOSED SESSION****A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Government Code Section 54956.9)**

Name of case: John and Judy Ahmann, as individuals and Trustees of the Ahmann Family Trust v. County of Napa, et al., Napa County Superior Court #26-65757.

16. ADJOURNMENT

ADJOURN TO THE BOARD OF SUPERVISORS REGULAR MEETING, TUESDAY, AUGUST 29, 2017 AT 9:00 A.M.

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 AUGUST 18, 2017 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS AND AVAILABLE FOR PUBLIC INSPECTION.

Gladys I. Coil (By e-signature)
GLADYS I. COIL, Clerk of the Board