

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

1195 Third Street, Ste. 305  
Napa, Ca. 94558

**Wednesday, May 04, 2016**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

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### COMMISSION MEMBERS

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*COMMISSIONER*

*Heather Phillips*  
*District # 1*

*COMMISSION COUNSEL*  
*Laura Anderson*

*CHAIR*

*Michael Basayne*  
*District # 2*

*COMMISSIONER*

*Anne Cottrell*  
*District # 3*

*SECRETARY-DIRECTOR*  
*David Morrison*

*COMMISSIONER*

*Terry Scott*  
*District # 4*

*VICE-CHAIR*

*Jeri Gill*  
*District # 5*

*COMMISSION CLERK*  
*Melissa Frost*

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The Commission welcomes you to its meeting which is regularly scheduled the first and third Wednesday of the month. The Commission meets at 1195 Third Street, Ste. 305 Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

### ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

### PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

### APPEAL 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 305 in Napa. If you have any question 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.

**Agenda available on line at [www.countyofnapa.org](http://www.countyofnapa.org)**

**1. CALL TO ORDER / ROLL CALL****2. PLEDGE OF ALLEGIANCE****3. CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen comments and recommendations concerning current problems and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

**4. APPROVAL OF MINUTES**

None

**5. DIRECTOR'S REPORT**

- BOARD OF SUPERVISORS ACTIONS

- OTHER DEPARTMENT ACTIVITIES

**6. AGENDA REVIEW****7. DISCLOSURES****8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - None****9. PUBLIC HEARING ITEMS****A. CANARD VINEYARD WINERY - RICHARD AND CAROLYN CZAPLESKI - USE PERMIT #P15-00249**

**CEQA Status:** Consideration and possible adoption of a Categorical Exemption Class 3: 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, pursuant to Class 3 (New Construction or Conversion of Small Structures) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303 and pursuant to Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.

**Request:** Approval of a Use Permit to establish a 10,000 gallon per year winery with the following components: a) conversion of the 925 sq. ft. lower floor of an existing 2-story residential storage building ("barn") for winery production where the second story will continue for private, residential, personal use only; b) construction of an 800 sq. ft. covered crush pad which will also serve as a mobile bottling truck processing area; c) construction of a 1,280 sq. ft. pad for wine fermentation, storage tanks, equipment and receiving area; d) installation of a 10,000 gallon water tank; e) construction of four parking spaces; f) improvements to the existing driveway to Dunaweal Lane to increase to the required 20 ft. width; g) construction of a 460 sq. ft. outdoor tasting area adjacent to the winery building; h) employment of three full time employees on weekdays and one employee on weekends; i) establishment of the hours of operation: Production, 7:00am to 6:00 pm, Hospitality, 10:00 am to 6:00 pm; j) Visitation of a maximum of 10 visitors per day; maximum 70 per week; k) establish a marketing program that will include: 8 events per year for a maximum of 30 guests (all Marketing events will be catered); and, l) allow on-premises consumption and sale of wine produced onsite and purchased from the winery in accordance with Business and Professions Code Sections

23358, 23390 and 23396.5 (AB 2004-Evans Bill) for consumption within the tasting room and the 460 sq. ft. outdoor tasting area.

The project is located on a 24.69 acre parcel and on the northwest side of the intersection Dunaweal Lane and Silverado Trail. The General Plan land use designation is Agricultural Resource and is within the Agricultural Preserve (AP) zoning district; 1016 Dunaweal Lane, Calistoga; APN: 020-150-027.

**Staff Recommendation:** Find the project Categorically Exempt from CEQA and approve the Use Permit, as conditioned.

**Staff Contact:** Wynntress Balcher, Planner II, (707) 299-1351; [wynntress.balcher@countyofnapa.org](mailto:wynntress.balcher@countyofnapa.org)

**Applicant Contact:** Richard and Carolyn Czapleski, (707) 530-906-1060

## 10. ADMINISTRATIVE ITEMS

## 11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **MAY 18, 2016 REGULAR MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

## 12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

## 13. FUTURE AGENDA ITEMS

ITEMS REQUIRED TO RETURN TO THE PLANNING COMMISSION FOR DISCUSSION BASED ON FUTURE PRIVATE CONSTRUCTION SCHEDULE

- #03457-UP, 1 year after occupancy - Kendall Jackson (formerly Pecota) Winery
- #P12-00347-UP, 1 year after occupancy - Diogenes Ridge Winery
- #P09-00185, UP, 1 year after occupancy - Ca' Nani Winery
- #P10-00206-UP, 1 year after occupancy for visitation - Caravan Serai Winery
- #P10-00123-MOD, 1 year after occupancy - MJA Vineyards
- #P11-00464-MOD, 1 year after occupancy - Oakville Grocery

## 14. 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 4-28-16 BY 9:00 AM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Melissa Frost (By e-signature)  
Melissa Frost, Clerk of the Commission