

# SPECIAL MEETING AGENDA



A Tradition of Stewardship  
A Commitment to Service

## NAPA COUNTY PLANNING COMMISSION

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

**Wednesday January 22, 2020**  
**9:00 AM**

### COMMISSION MEMBERS

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<i>VICE CHAIR</i> <i>Andrew Mazotti</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>CHAIR</i> <i>Dave Whitmer</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Joelle Gallagher</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Jeri Hansen</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>David Morrison</i>		<i>COMMISSION CLERK</i> <i>Lashun Fuller</i>

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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:

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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 issues 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**

The Clerk of the Commission request approval of Minutes for the meeting held on: January 15, 2020 (All Commissioners Present)

**5. AGENDA REVIEW****6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. CALDWELL VINEYARDS, LLC/CALDWELL VINEYARDS WINERY/MAJOR MODIFICATION #P17-00074-MOD AND ROAD & STREET STANDARDS EXCEPTION REQUEST**

**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. 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 Modification for an existing winery to allow the following: 1) increase the winery production capacity from 25,000 gallons to 35,000 gallons per year; 2) increase the number of weekly by-appointment visitors; 3) allow for on-site consumption of wines; 4) increase the number of employees; 5) modify by-appointment tasting hours; 6) modify the existing Marketing Plan; 7) construct a permanent crush pad cover and a trellis shade structure; 8) increase the width of portions of the existing roadway; 9) install traffic calming measures on the private portion of Kreuzer Lane; and 10) an Exception to the Napa County Road and Street Standards.

**Staff Recommendation:** Adopt the Negative Declaration and approve the RSS Exception and Use Permit Modification, as conditioned.

**Staff Contact:** Wyntriss Balcher, Planner II, (707) 299-1351 or [wyntriss.balcher@countyofnapa.org](mailto:wyntriss.balcher@countyofnapa.org)

**Applicant Contact:** Tom Adams, Esq., (707) 252-7122 or [tadams@dpf-law.com](mailto:tadams@dpf-law.com)

**B. DUCKHORN WINE COMPANY- PARADUXX WINERY - USE PERMIT MAJOR MODIFICATION NO. P18-00347**

**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 areas of biological resources and tribal cultural 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 Major Modification to an existing 200,000 gallon per year winery to allow the following: (1) Addition of approximately 3,284 square feet to the existing hospitality building for restrooms, winery office, and a tasting/hospitality area; extension of an existing patio adjacent to the existing hospitality building; construction of a new covered patio area and a screened patio adjacent to the existing hospitality building; addition of an approximately 5,545 covered crush canopy to the existing barrel building; construction of two new storage sheds; and construction of a new site wall and trellis south of the existing hospitality building; (2) Removal of an existing outdoor barbeque area, pavilion, and approximately 0.28 acres of vineyards; (3) Construction of a new process wastewater system and the construction of one (1) new well; (4) Increase in maximum annual permitted wine production from 200,000 to 300,000 gallons; (5) Increase daily tours and tastings from 50 persons per day (appointment required), 346 person per week maximum to 144 persons per day (appointment required), 800 visitors maximum per week; (6) A Marketing Program to decrease events from 8,105 guests per year to 7,749 guests per year as follows: (a) Three (3) weekly events for up to 24 guests (current permit allows five (5) weekly events); (b) Thirty-three (33) annual events for up to 60 guests; (c) Two (2) annual events for up to 400 guests; (d) Deletion of ten (10) annual cultural events for up to 24 guests; (e) Five (5) annual open houses for up to 125 guests; (f) Two (2) wine auction related events per year for up to 300 guests (current permit allows 500 guests per event); and (g) Inclusion of food and wine pairings as part of additional tours and tastings; (7) Increase parking spaces from 40 spaces to 59 spaces (53 standard, three ADA-accessible, and three electric vehicle) via the reconfiguration and expansion of an existing parking area; and (8) Additional landscaping. No new employees are requested. The project is located on an approximately 45.46 acre site within the AP (Agricultural Preserve) zoning district at 7257 Silverado Trail, Napa; APN: 031-170-019.

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and approve the Use Permit Major Modification, as conditioned.

**Staff Contact:** Jason R. Hade, Principal Planner, (707) 259-8757 or [jason.hade@countyofnapa.org](mailto:jason.hade@countyofnapa.org)

**Applicant Contact:** George Monteverdi, Ph.D, Monteverdi Consulting, P.O. Box 6079, Napa, CA 94581, (707) 761-2516 or [george@monteverdiconsulting.com](mailto:george@monteverdiconsulting.com)

**C. OAK KNOLL RESORT, LLC / OAK KNOLL HOTEL, USE PERMIT APPLICATION NO. P14-00215-UP**

**CEQA Status:** Consideration and possible certification of a Final Environmental Impact Report (FEIR). According to the FEIR, the proposed project would not have any significant environmental impacts after implementation of mitigation measures related to potential impacts to: a) Aesthetics; b) Biological Resources; c) Cultural and Tribal Cultural Resources; d) Noise; and e) Traffic and Transportation. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of a use permit that would encompass demolition of existing structures and

construction of a 50-room hotel with indoor and outdoor guest amenities, a 100-seat restaurant and an approximately 1,280 square foot art gallery / retail tenant space on a 3.54-acre property located at 5091 Solano Avenue (Assessor's Parcel No. 035-031-009) in the CL (Commercial Limited) zoning district of unincorporated Napa County.

**Staff Recommendation:** Open the public hearing, accept testimony, and make tentative decisions about certification of the FEIR and the requested use permit. Staff will return at a future Planning Commission meeting with findings in accordance with the Commission's tentative action.

**Staff Contact:** Dana Ayers, Consultant Planner, phone number (925) 688-2490 or email address [dayers@trccompanies.com](mailto:dayers@trccompanies.com); Charlene Gallina, Supervising Planner, phone (707) 299-1355 or email [Charlene.Gallina@countyofnapa.org](mailto:Charlene.Gallina@countyofnapa.org)

**Applicant/Representative:** Brian Russell, phone (707) 294-2775 or email address [napalandlaw@gmail.com](mailto:napalandlaw@gmail.com)

## 8. ADMINISTRATIVE ITEMS - None

## 9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **FEBRUARY 05, 2020 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 1-15-2020 BY 5 PM. 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