

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

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

**Wednesday, November 4, 2020**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

### COMMISSION MEMBERS

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

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### IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE PLANNING COMMISSION MEETING

Napa County Planning Commission meetings will be conducted via teleconference using the Microsoft Zoom program in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Napa County Health Officer on March 18, 2020, as may be periodically amended.

To participate in the Napa County Planning Commission meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

The Napa County Planning Commission will continue to meet pursuant to the adopted 2020 calendar <https://www.countyofnapa.org/DocumentCenter/View/15733/2020-PC-MEETING-SCHEDULE>.

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Please watch or listen to the Planning Commission meetings in one of the following ways:

- | Watch on your TV - Napa Valley TV Channel 28.
- | Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.
- | Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
- | Via Granicus by [http://napa.granicus.com/ViewPublisher.php?view\\_id=21](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:

1. Via email – send your comment to the following email address: [PC@countyofnapa.org](mailto:PC@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.
2. Via telephone - please call the Planning Commission Public Comment Line at: 707-299-1776. Please provide your name and the agenda item on which you are commenting. Your call will be placed on hold and heard by the Commission in the order received.

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 N-29-20. If you have any questions, contact us via telephone at (707)-253-4417 or send an email to [planningcommissionclerk@countyofnapa.org](mailto:planningcommissionclerk@countyofnapa.org).

#### 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 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: October 7, 2020 (Commissioner Cottrell was excused.)

**5. AGENDA REVIEW****6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. BOB BARBARICK / BALLOONS ABOVE THE VALLEY / USE PERMIT #P19-00303-UP**

**CEQA Status:** Denial of a project is exempt. (CEQA Guidelines section 15061(b)(4)).

**Request:** Consideration and possible adoption of a Resolution of Findings denying Use Permit Application P19-00303 requesting hot air balloon launching on a 2.03-acre parcel within the Agricultural Preserve zoning district, with a General Plan land use designation of Agricultural Resource (AR). The site address is 5360 Washington Street, Napa. APN: 036-130-029

**Staff Recommendation:** Adopt the proposed Resolution.

**Staff Contact:** Emily Hedge, Planner III, 707-259-8226 or [Emily.Hedge@CountyofNapa.org](mailto:Emily.Hedge@CountyofNapa.org) and Laura Anderson, Deputy County Counsel, 707-259-8252 or [laura.anderson@countyofnapa.org](mailto:laura.anderson@countyofnapa.org)

**Applicant Contact:** Bob Barbarick, 603 California Boulevard, Napa, CA 94559, (707) 258-8888, [bob@balloonrides.com](mailto:bob@balloonrides.com)

**CONTINUED FROM THE SEPTEMBER 2, 2020 AND OCTOBER 7, 2020 COMMISSION MEETINGS.**

**B. CAKEBREAD HOME RANCH LLP (BRUCE & DENNIS CAKEBREAD) / CAKEBREAD CELLARS / USE PERMIT MAJOR MODIFICATION NO. P19-00074-MOD**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration, the proposed project would not have any potentially significant impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of A Major Modification to an existing 500,000 gallon per year winery to modify

previous project approvals to allow the following: a) increase production to 800,000 gallons per year; b) rename the existing marketing events and modify the frequency, no new events, additional days or additional guests are proposed; c) two water storage tanks with a storage capacity of approximately 1,006,200 gallons each for fire suppression. The tanks would be located adjacent to the north side of the fire protection and irrigation pond or adjacent to the west side of the Oakville winery building; d) four water storage tanks with a storage capacity of approximately 10,000 gallons each for domestic use. The tanks would be located next to the existing tanks west of the Oakville winery building and next to the east side of the Rutherford winery building for future installation as needed; e) increase employees from 77 full and part time employees to 120 full and part time employees; f) wastewater pretreatment system; and, g) minor driveway improvements. The request includes an exception to the Napa County Road & Street Standards from the commercial driveway width standard (20.0 foot wide driveway) in four separate locations throughout the existing driveway network, at an existing bridge, an existing gate, and two other portions of the existing access roads. The project is located on a 36.76 acre property on the east side of State Route 29, approximately 900 feet south of Bella Oaks Lane within the Agricultural Preserve (AP) zoning district and general plan designated Agricultural Resource (AR). 8300 St. Helena Highway, Rutherford. APN: 031-010-014.

**Staff Recommendation:** Adopt the negative declaration and approve the use permit modification with the proposed conditions of approval.

**Staff Contact:** Sean Trippi, (707) 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**Applicant Contact:** Joshua Devore, DP&F (707) 252-7122 or [jdevore@dpf-law.com](mailto:jdevore@dpf-law.com)

## 8. ADMINISTRATIVE ITEMS

### A. GENERAL PLAN AND HOUSING ELEMENT STATUS REPORT - INFORMATIONAL ITEM

**CEQA Status:** Not applicable; no action is requested.

**Staff Recommendation:** Receive an informational presentation about the status of the General Plan and Housing Element, including the upcoming Housing Element Update for the Sixth Cycle (2023-2031) Regional Housing Needs Allocation required by the California Department of Housing and Community Development.

**Staff Contact:** John McDowell, (707) 299-1354 or [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)

## 9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **NOVEMBER 18, 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 10/28/2020 BY 10 AM. 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