

# AGENDA

## NAPA COUNTY PLANNING COMMISSION

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

**Wednesday June 20, 2018**  
**9:00 AM**



A Tradition of Stewardship  
A Commitment to Service

### COMMISSION MEMBERS

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<i>COMMISSIONER</i> <i>Joelle Gallagher</i> <i>District # 1</i>	<i>COMMISSIONER</i> <i>Dave Whitmer</i> <i>District # 2</i>	<i>CHAIR</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>VICE CHAIR</i> <i>Terry Scott</i> <i>District # 4</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:

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:  
June 6, 2018 (All Commissioners Present)

**5. AGENDA REVIEW****6. DISCLOSURES****7. PUBLIC HEARING ITEMS****A. STAN BOYD - BOYD FAMILY VINEYARDS WINERY - USE PERMIT #P17-00379-UP**

**CEQA Status:** Consideration and possible adoption of a Class 3 Categorical Exemption. Pursuant to CEQA Guidelines Section 15303, the construction of new small structures are exempt from CEQA review. Appendix B of Napa County's Local Procedures for Implementing CEQA under Class 3: New Construction or Conversion of Small Structures, #10 includes small wineries that meet certain criteria. This project meets those criteria as it: (a) proposes less than 5,000 square feet of conditioned space; (b) will involve no cave excavation; (c) will produce 30,000 gallons of wine or less per year; (d) will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place; (e) will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; and (f) will hold no temporary events. No unique site conditions require any additional mitigation to negate impacts. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of a Use Permit (P17-00379-UP) to establish a 30,000 gallon per year winery with the following components: 1) The construction of a 4,200 square foot winery production building with an additional 400 square foot covered crush pad and 400 square foot outdoor tasting area; 2) Improvements to an existing driveway to meet Napa County Road and Street Standards in most sections; 3) the construction of seven (7) parking spaces; 4) a new sanitary sewage wastewater management system and a new hold-and-haul wastewater disposal system; 5) employment of two (2) full-time and two (2) part-time employees during normal operations and up to six (6) full-time and four (4) part-time employees during harvest; 6) visitation for a maximum of 15 persons per day and an average of 40 persons per week; 7) hours of operation: production 10:00 a.m. - 6:00 p.m., hospitality Monday-Sunday 10:00 a.m. to 6:00 p.m.; 8) a marketing program to allow up to 10 events annually for 30 attendees maximum and 1 event annually for 100 attendees maximum; 9) installation of a commercial kitchen to prepare food for marketing events; 10) installation of on-site landscaping; 11) installation of solid waste and recycling storage area; and 12) on-premises consumption of wines produced on site in accordance with Business and Professions Code Sections 23358, 23390,

and 23396.5 (AB 2004-Evans Bill). The project also includes a request for an exception to the Napa County Road and Street Standards for a length of 138 feet immediately in front of the residence on the neighboring parcel to the northwest. The 21.88 acre parcel on which the winery is proposed is located on the east side of Big Ranch Road approximately one mile south of its intersection with Oak Knoll Avenue, north of the City of Napa. The parcel is zoned AP (Agricultural Preserve) District; 4042 Big Ranch Road; Assessor's Parcel No. 036-190-003.

**Staff Recommendation:** Find the project categorically exempt from CEQA and approve the request for an exception to the Napa County Roads and Street Standards and Use Permit as conditioned.

**Staff Contact:** Graham Hannaford, Planner II, (707) 299-1361 or [graham.hannaford@countyofnapa.org](mailto:graham.hannaford@countyofnapa.org)

**Applicant:** Stan Boyd; phone 707-386-9463 or email [stan@boydwine.com](mailto:stan@boydwine.com).

**Applicant's Representative:** George Monteverdi, Monteverdi Consulting, LLC; phone 707-761-2516 or email [George@monteverdiconsulting.com](mailto:George@monteverdiconsulting.com)

**B. STEVEN AND ANDREA CARDEY / CARDEY RESIDENCE DRIVEWAY REPAIR / USE PERMIT EXCEPTION TO CONSERVATION REGULATIONS APPLICATION #P18-00116-UP AND EXCEPTION TO ROAD AND STREET STANDARDS**

**CEQA Status:** Consideration and possible adoption of a Categorical Exemption pursuant to CEQA Guidelines Section 15301 (Categorical Exemption Class 1 Existing Facilities), which exempts repair, maintenance, or minor alteration of existing facilities involving negligible or no expansion of use, and Section 15302 (Categorical Exemption Class 2 Replacement or Reconstruction), which exempts replacement or reconstruction of existing facilities on the same site and with the same purpose. The project site is not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a request for an exception to the Napa County Conservation Regulations (County Code Chapter 18.108), in the form of a Use Permit, in order to allow the reconstruction and relocation of a private driveway to encroach into the minimum required 55- to 65-foot stream setback from the top of bank of Browns Valley Creek, a blue-line and County definitional stream (as defined in County Code Section 18.108.030). The driveway that provided access from McCormick Lane to the existing residence located at 1100 McCormick Lane (Assessor's Parcel No. 050-270-009) was damaged by a landslide in February, 2017 and made unusable. A portion of the driveway is within an existing roadway easement located on APN 050-270-027. The approvals requested with the project include a request for approval of an exception to Napa County Road and Street Standards (RSS) to allow for a non-standard longitudinal slope and a horizontal inside radius of curvature of less than 50 feet. The 14.95-acre parcel on which the project is proposed is adjacent to the City of Napa, has a General Plan land use designation of Agriculture, Watershed and Open Space (AWOS), and is located in the AW (Agricultural Watershed) zoning district. The project is located at 1100 McCormick Lane (Assessor's Parcel No. 050-270-009).

**Staff Recommendation:** Find the project categorically exempt from CEQA and approve the Use Permit Exception request, as conditioned.

**Staff Contact:** Kyra Purvis, Planner II; phone (707) 299-1788; email [kyra.purvis@countyofnapa.org](mailto:kyra.purvis@countyofnapa.org)

**Applicant:** Steven and Andrea Cardey; phone (707) 363-0632; email [scardey@sbcglobal.net](mailto:scardey@sbcglobal.net)

**8. ADMINISTRATIVE ITEMS - None****9. PLANNING MANAGER'S REPORT**

- DISCUSSION OF ITEMS FOR THE **JULY 11, 2018 SPECIAL MEETING**
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS****11. 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
- #P13-00055-UP, 3 years after approval date for reporting on visitation and marketing - Bell Wine Cellars

**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 JUNE 12, 2018 BY 5PM. 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