

# AGENDA



A Tradition of Stewardship  
A Commitment to Service

## NAPA COUNTY ZONING ADMINISTRATOR MEETING

1195 Third Street, Suite 305  
Napa, Ca. 94558

**Wednesday, January 27, 2021**  
**9:00 AM**

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*COMMISSION COUNSEL*  
*Laura Anderson*

*ZONING ADMINISTRATOR*  
*David Morrison*

*DEPUTY ZONING ADMINISTRATOR*  
*Brian Bordona*

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### **IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE ZONING ADMINISTRATOR MEETING**

Napa County ZA 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 ZA meeting, the public are invited to observe and address the meeting telephonically or electronically only. The meetings are not physically open to the public.**

Instructions for public participation are below:

The Napa County Zoning Administrator Meeting will continue to meet the 4th Wednesday of each month when a meeting is scheduled.

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

- | Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 926 1542 3689 once you have joined the meeting.
- | Watch via Live Stream via Zoom by <https://www.zoom.us/join> , and enter Meeting ID 926 1542 3689.

You may submit public comment for 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:

Please provide your name and the agenda item on which you are commenting

1. Via Email - send your comment to the following email address: [zoningclerk@countyofnapa.org](mailto:zoningclerk@countyofnapa.org) Emails received will not be read aloud but will still become part of the public record.
2. Online
  1. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/92615423689>. Make sure the browser is up-to-date.
  2. Enter an email address and your name. Your name will be visible online while you are speaking.
  3. When the Zoning Administrator calls for the item on which you wish to speak, click "raise hand." Mute all other audio before speaking to avoid feedback.
  4. When called, please limit your remarks to three minutes. After the comment, your microphone will be muted.
3. By Phone
  1. Call the Zoom phone number and enter the webinar ID: 1-669-900-6833 Enter Meeting ID 926 1542 3689
  2. When the Zoning Administrator calls for the item on which you wish to speak, press \*9 to raise a hand. \*\*Please note that phone numbers in their entirety will be visible online while speakers are speaking\*\*
  3. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

All comments will be heard 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 [zoningclerk@countyofnapa.org](mailto:zoningclerk@countyofnapa.org).

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**1. AGENDA REVIEW****2. PUBLIC HEARING ITEMS****A. Tamagni Second Dwelling Unit / Theodore & Judith Tamagni / Certificate of the Extent of a Legal Nonconformity #P20-00195-CLN**

**CEQA Status:** General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore, CEQA is not applicable. (see guidelines for the implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)).

**Request:** Approval of a Certificate of the Extent of a Legal Nonconformity to recognize an existing 800 sq. ft. second dwelling unit with an attached 144 covered porch and carport located within the (AP) Agricultural Preserve Zoning District where one would not be permissible today. The project is located on a 21.91 acre property on the south side of Silverado Trail, approximately 1/2 mile west of Dutch Henry Canyon Road within the Agricultural Preserve (AP) zoning district and with a general plan designation of Agricultural Resource (AR) and Agriculture Watershed & Open Space (AWOS). 4397 Silverado Trail, Napa. APN: 020-370-038.

**Staff Recommendation:** Find that the project is not subject to CEQA and issue a Certificate of Legal Nonconformity.

**Staff Contact:** Suzanne Gambill, (707) 299-1334, or [suzie.gambill@countyofnapa.org](mailto:suzie.gambill@countyofnapa.org)

**Applicant Contact:** Theodore & Judith Tamagni, (707) 494-4324, or [trailsibe@aol.com](mailto:trailsibe@aol.com)

**B. ARVIND SODHANI / SODHANI WINERY / USE PERMIT MODIFICATION NO. P19-00273 AND VIEWSHED PERMIT P20-00153**

**CEQA Status:** Consideration and possible adoption of an addendum to a previously adopted Mitigated Negative Declaration (MND) in accordance with CEQA Guidelines Section 15162. Pursuant to CEQA Guidelines 15164, an addendum to an adopted MND may be prepared if only minor technical changes or additions are necessary or if none of the conditions contained in Section 15162 calling for preparation of a Subsequent Mitigated Negative Declaration have occurred. According to the previously-adopted MND (2016), the then-proposed winery would have, without the inclusion of mitigation measures, potentially significant impacts in the area of Biological Resources. Adopted mitigation measures, which required pre-construction biological surveys for the Northern Spotted Owl, have not been implemented because no development has occurred onsite to date. Analysis of the current modification proposal identified no new or substantially more severe significant impacts relative to the original project analyzed in the prior MND. 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 Minor Modification (P19-00273 and P20-00153) to the approved winery (Use Permit P14-00402-UP and Viewshed Permit P16-00111-VIEW) to allow for the following: 1) an increase in annual production from 12,000 gallons per year to 20,000 gallons per year; 2) a visitation program allowing up to eleven (11) guests per day (appointment only) and 77 guests per week, to occur between the hours of 10:00 a.m. and 6:00 p.m. Monday through Sunday; 3) a marketing program allowing for ten (10) events per year with up to 30 guests per event and one (1) event per year with up to 100 guests per event; 4) catering for events; 5) relocation and reduction in size of the cut and cover cave from 7,150 square feet to 4,603 square feet; 6) construction of two buildings including a 2,943 square foot tasting and administration building and a 1,811 square foot fermentation building; 7) a

753 square foot covered area including a dock, mechanical area and trash area; 8) a reduction in water storage from 60,000 gallons to 31,500 gallons; and 9) two (2) additional parking stalls. The project is located on 12.14 acres on the west side of St. Helena Highway North/State Hwy 29 addressed as 3283 St. Helena Highway North within the AW (Agricultural Watershed) zoning district and Agriculture, Watershed, and Open Space Resources (AWOS) General Plan land use designation. APN: 022-080-028.

**Staff Recommendation:** Adopt the Addendum to the Sodhani Mitigated Negative Declaration and approve the Use Permit and Viewshed Permit modifications, as conditioned.

**Staff Contact:** Melanie Jackson, Planner III, (707) 259-8194 or [Melanie.jackson-couch@countyofnapa.org](mailto:Melanie.jackson-couch@countyofnapa.org)

**Applicant Contact:** Beth Painter, 10 Canopy Lane, Napa, CA 94558, (707) 337-3385 or [melanie.jackson-couch@countyofnapa.org](mailto:melanie.jackson-couch@countyofnapa.org)

### 3. ADJOURNMENT