

NAPA COUNTY ZONING ADMINISTRATOR MEETING AGENDA



A Tradition of Stewardship
A Commitment to Service

Via Zoom Meeting Conference Only

Wednesday, June 30, 2021

9:00 AM

1195 Third Street, Suite 305
Napa, Ca. 94558

COMMISSION COUNSEL
Laura Anderson

ZONING ADMINISTRATOR
David Morrison

DEPUTY ZONING ADMINISTRATOR
Brian Bordona

PARTICIPATION IN THE ZONING ADMINISTRATOR MEETING Napa County ZA meetings will be conducted via teleconference using the Microsoft Zoom program.

To participate in the Napa County ZA meeting, the public are invited to observe and address the meeting telephonically or electronically via Zoom. 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.

Via Email - send your comment to the following email address: zoningclerk@countyofnapa.org Emails received will not be read aloud but will still become part of the public record.

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.

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. If you have any questions, contact us via telephone at (707)-253-4417 or send an email to zoningclerk@countyofnapa.org.

1. AGENDA REVIEW

2. PUBLIC HEARING ITEMS

A. JEEP SHED LLC DBA WHITE ROCK WINERY / WHITE ROCK VINEYARD / USE PERMIT # P20-00142

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 1 and 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. [See Section 15301, Class 1 Minor Alterations to Existing Facilities and Section 15303, 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 §15301 and §15303.] This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Grant a Use Permit for a small winery established under a Small Winery Use Permit Exemption approved on March 30, 1987 for an existing 20,000 gallon per year winery to allow the following: **A. Components Necessary to Remedy Existing Violations:** (1) Recognition of existing visitation of a maximum of 19 visitors per day, Monday through Sunday; maximum 133 visitors per week; (2) Recognition of existing visitation hours of operation; 10:00 AM to 5:00 PM seven days a week and existing production hours of operation; 7:00 AM to 6:00 PM seven days a week; and (3) Recognition of existing four (4) full time employees. **B. Expansion Beyond Existing Entitlements:** (1) Food and wine pairings are proposed with the existing visitation requested for recognition; (2) A marketing program with 10 events per year with a maximum of 30 guests for each event and one event per year with a maximum of 75 guests (all marketing events would be catered); (3) Use of the existing cave for guided tours only (Type II); (4) Replacement of the existing temporary structure with an approximately 575 square foot tasting room; (5) On-premises consumption of wines produced on site in the tasting areas (indoor and outdoor) in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (6) Use of three outdoor satellite tasting areas; (7) Installation of a 5,000 gallon water tank and new well; and (8) Upgrading the existing process wastewater treatment system to a package treatment system plant and continue use of the existing leach field to continue to process the domestic wastewater. The project is located on an approximately 15-acre site within the AW (Agricultural Watershed) zoning district with a General Plan land use designation of AWOS (Agriculture, Watershed & Open Space) at 1112 Loma Vista Drive, Napa, CA; APN: 039-680-004.

Staff Recommendation: Find the project Categorical Exempt and approve the Use Permit, as conditioned.

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

Applicant Contact: Kirsty Shelton, Palisades Land Use, 101 South Coombs Street, Napa, CA 94559, (707) 265-6510 or ks@palisadeslanduse.com

B. Keith Kallweit / Kallweit Residence / Viewshed Application No. P20-00100 & Exception to the Road & Street Standards

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, with the implementation of mitigation measures, the proposed project would not result in significant impacts to the environment. Mitigation measures are proposed for the following area: Biological Resources. The project is not included on any list of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval under the Viewshed Protection Program to allow for the construction of a new, approximately 3,000 square foot residence, an approximately 1,132 square foot detached garage, an approximately 620 square foot residential accessory structure (including a gym, art studio and bathroom), a garden shed, infinity pool, hot tub, and associated infrastructure including an onsite septic system for sanitary waste disposal and a well for potable water. In addition, the project would include installation of one 5,000 gallon water tank for fire prevention and irrigation purposes and a second 5,000 gallon water tank for domestic water use. The proposed project also includes construction of an access driveway and approximately two (2) miles of road improvements to Oakville Ridge Road, beginning at the Oakville Ridge Road access from Oak Ridge Grade and ending at the driveway of the Kallweit residence. Approval of a Napa County Road and Street Standards (RSS) Exception is also requested for the construction of 18 emergency vehicle turnouts. The subject parcel consists of approximately 46 acres, is designated Agriculture, Watershed and Open Space(AWOS) by the Napa County General Plan and is zoned Agricultural Watershed (AW). The site is located off of Oakville Ridge Road, in the Napa area. APN: 027-340-024.

Staff Recommendation: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Report Program and approve the Viewshed application and RSS exception, subject to the recommended Conditions of Approval included as Attachment B to this report.

Staff Contact: Melanie Jackson, Planner II, 707-259-8194; melanie.jackson-couch@countyofnapa.org

Applicant Contact: Keith Kallweit, 440 Wellesley Avenue, Mill Valley, CA 94941 or k.kallweit@gmail.com

C. MUTHANA IBRAHIM / BLACK OAK RESIDENCE / VARIANCE APPLICATION #P21-00046-VAR

CEQA Status: Consideration and possible adoption of a Categorical Exemption, Section 15303, Class 3; New Construction or Conversion of Small Structures, from the provisions of CEQA. 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 variance application to allow the proposed single-family home to encroach into the required side yard setback. The project is located on a 0.27-acre parcel within the Rural Residential (RR) General Plan designation and Planned Development (PD) Zoning District. 326 Black Oak Lane, Napa, CA 94558. APN:019-392-006

Staff Recommendation: Find the project categorically exempt and approve the variance application, as conditioned.

Staff Contact: Curtis Sawyer, Planner II, (707) 299-1361, or curtis.sawyer@countyofnapa.org

Applicant Contact: Muthana Ibrahim, (925) 287-1174, Muthana@miarchitects.com

3. ADJOURNMENT