

Napa County



Agenda

Wednesday, July 20, 2022

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

Planning Commission

*Chair Megan Dameron, District 5
Commissioner Joelle Gallagher, District 1
Commissioner Dave Whitmer, District 2
Commissioner Anne Cottrell, District 3
Commissioner Andrew Mazotti, District 4*

*Director David Morrison
Commission Counsel Laura Anderson
Commission Secretary:
Alexandria Quackenbush*

HOW TO WATCH OR LISTEN TO THE NAPA COUNTY PLANNING COMMISSION MEETING:

The Napa County Planning Commission will continue to meet pursuant to the adopted calendar located at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/23929/View-the-meeting-schedule-for-2022-Planning-Commission?bidId=>

PLEASE SEE INSTRUCTIONS BELOW FOR VIRTUAL/TELEPHONIC ATTENDANCE.

1. Watch on your TV - Napa Valley TV Channel 28.
2. Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.
3. Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
4. Via Granicus by 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:

Via Email

Send your comment to the following email address: Planningcommissionclerk@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.

Online

1. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date.
2. Enter an email address and following naming convention:
Item #, First Name Last Name
3. When the Chair 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 991 4190 6645
2. When the Chair 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 provide your name and the agenda item on which you are commenting. Calls will be heard in the order received.
4. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

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 AB361. If you have any questions, contact us via telephone at (707) 253-4417 or email - Planningcommissionclerk@countyofnapa.org.

APPEALS 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 310 in Napa. If you have any questions 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.

- 1. CALL TO ORDER; ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CITIZEN COMMENTS AND RECOMMENDATIONS**
- 4. APPROVAL OF MINUTES**

The Clerk of the Commission request approval of Minutes for the meeting held on: July 6, 2022 (Chair Dameron was excused).

- 5. AGENDA REVIEW**
- 6. DISCLOSURES**
- 7. PUBLIC HEARING ITEMS**

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- A. DALE AND MARLA BLEECHER / JERICO CANYON VINEYARD / [22-1406](#)
USE PERMIT MAJOR MODIFICATION P19-00128, USE PERMIT
EXCEPTION TO THE CONSERVATION REGULATIONS P21-00351,
AND EXCEPTION TO THE ROAD AND STREET STANDARDS

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. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to modify an existing winery Use Permit to recognize the existing days and hours of operation, number of employees, visitation levels, the expansion of the approved cave, and use of a portion of the residential garage for winery use, which were not permitted in the previously approved Use Permit or modifications. In addition, the application also seeks to expand its entitlements to modify the hours of operation, further increase the number of employees and visitation levels, modify the marketing plan, further expand the cave, increase production, convert the existing agricultural barn to a hospitality building, install additional parking spaces, use an existing outdoor area for hospitality and on-premises consumption, and make improvements to existing utilities including the water system, wastewater system, and driveway. The project includes an Exception to the Conservation Regulations due to the winery's location directly adjacent to Jericho Creek. The Exception would permit new physical improvements associated with the project expansion, including improvements to the existing driveway and construction of a bioretention area. The project includes an exception to the Road and Street Standards for reduced widening on portions of the existing on-site driveway in order to reduce work in the stream setback.

The project is located on an approximately 131.05 acres site at 3320 Old Lawley Toll Road, Calistoga. The General Plan designation is Agriculture, Watershed and Open Space (AWOS) and the Zoning is Agricultural Watershed (AW). APN: 017-060-045

STAFF RECOMMENDATION: Adopt the Negative Declaration and approve the Exception request to the Road and Street Standards, the Use Permit Exception to the Conservation Regulations, and the Use Permit Major Modification, as conditioned.

STAFF CONTACT: Emily Hedge, Planner III, (707) 259-8226 or
emily.hedge@countyofnapa.org

APPLICANT REPRESENTATIVE CONTACT: Thomas Carey, 433
Soscol Avenue Suit A160 #4, (707) 479-2856 or tcarey.law@gmail.com

Attachments: [A. Recommended Findings.pdf](#)
[B. Recommended Conditions.pdf](#)
[C. Previous Conditions of Approval.pdf](#)
[D. Initial Study/Negative Declaration](#)
[E. Use Permit Major Modification and Use Permit Exception to the
Conservation Regulations Application Packet](#)
[F. Road Exception Request](#)
[G. Water Availability Analysis and Water System Report](#)
[H. Wastewater Feasibility Study](#)
[I. Traffic Study](#)
[J. Graphics](#)
[K. Winery Comparison Analysis and Summary of Changes
Additional Public Comment Received after Agenda Posting.pdf](#)
[7A Jericho Public Comment 7-20-22.pdf](#)
[Revised WineryComparisonTables 7-20-22.pdf](#)

8. ADMINISTRATIVE ITEMS - None.

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE AUGUST 3, 2022 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 7/13/2022 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH (By e-signature)

Alexandria Quackenbush, Clerk of the Commission