

# **Napa County**

1195 Third Street, Suite 210  
Napa, Ca. 94558



## **Agenda**

**Wednesday, September 28, 2022**

**9:00 AM**

**Via Zoom**

**Zoning Administrator**

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

**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](mailto: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 AB361. 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).

**1. AGENDA REVIEW**

**2. PUBLIC HEARING ITEMS**

**A. Live in the Vineyard / Temporary Event Application #P22-00255-E**

**[22-1787](#)**

CEQA Status: Pursuant to Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA) and Sections 15022 and 15268 of the State CEQA Guidelines issuance/approval of a temporary event license shall be conclusively presumed to be ministerially exempt from the requirements of CEQA and thus preparation of an environmental document is not required. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Application for Temporary Event License filed by FFE Entertainment to hold, Live in the Vineyard. The event will feature a music industry event, showcasing popular artists as well as up and coming artists. The event is hosted by Robert Mondavi Winery and will benefit the Boys and Girls Club of Napa Valley. The event will be held on November 1, 2022, with approximately 600 people in attendance, from 4:30 pm to 7:00 pm. The event will be located at Robert Mondavi Winery, 7801 St. Helena Hwy., Oakville, CA. 94562, Assessor Parcel # 027-280-067-000.

Staff Recommendation: Find that the project is Ministerially Exempt from CEQA and approve the Temporary Event Application.

Staff Contact: Terri Abraham, Planner I, (707) 299-1331, or [terri.abraham@countyofnapa.org](mailto:terri.abraham@countyofnapa.org)

Applicant Contact: Kathy Magner, (707)592-0243, e-mail [kmagner@forefrontnetworks.com](mailto:kmagner@forefrontnetworks.com)

**Attachments:** [A - Application Materials](#)

**B. Live in the Vineyard / Temporary Event Application #P22-00256-E****[22-1789](#)**

CEQA Status: Pursuant to Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA) and Sections 15022 and 15268 of the State CEQA Guidelines issuance/approval of a temporary event license shall be conclusively presumed to be ministerially exempt from the requirements of CEQA and thus preparation of an environmental document is not required. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Application for Temporary Event License filed by FFE Entertainment to hold, Live in the Vineyard. The event will feature a music industry event, showcasing popular artists as well as up and coming artists. The event is hosted by Raymond Vineyards and will benefit the Boys and Girls Club of Napa Valley. The event will be held on November 2, 2022, with approximately 600 people in attendance, from 12:30 pm to 3:30 pm. The event will be located at Raymond Vineyards, 1584 St. Helena Hwy., St. Helena, CA. 94574, Assessor Parcel # 030-270-013-000.

Staff Recommendation: Find that the project is Ministerially Exempt from CEQA and approve the Temporary Event Application.

Staff Contact: Terri Abraham, Planner I, (707) 299-1331, or [terri.abraham@countyofnapa.org](mailto:terri.abraham@countyofnapa.org)

Applicant Contact: Kathy Magner, (707)592-0243, e-mail [kmagner@forefrontnetworks.com](mailto:kmagner@forefrontnetworks.com)

**Attachments:** [A - Application Materials](#)

## C. Live in the Vineyard / Temporary Event Application #P22-00257-E

[22-1791](#)

CEQA Status: Pursuant to Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA) and Sections 15022 and 15268 of the State CEQA Guidelines issuance/approval of a temporary event license shall be conclusively presumed to be ministerially exempt from the requirements of CEQA and thus preparation of an environmental document is not required. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Application for Temporary Event License filed by FFE Entertainment to hold, Live in the Vineyard. The event will feature a music industry event, showcasing popular artists as well as up and coming artists. The event is hosted by Calmere Estate and will benefit the Boys and Girls Club of Napa Valley. The event will be held on November 3, 2022, with approximately 400 people in attendance, from 10:00 am to 12:30 pm. The event will be located at Calmere Estate, 2750 Las Amigas Rd., Napa, CA. 94559, Assessor Parcel # 047-272-012-000

Staff Recommendation: Find that the project is Ministerially Exempt from CEQA and approve the Temporary Event Application.

Staff Contact: Terri Abraham, Planner I, (707) 299-1331, or [terri.abraham@countyofnapa.org](mailto:terri.abraham@countyofnapa.org)

Applicant Contact: Kathy Magner, (707)592-0243, e-mail [kmagner@forefrontnetworks.com](mailto:kmagner@forefrontnetworks.com)

**Attachments:** [A - Application Materials](#)

**D. Reza Namini / Headlands Drive / Variance Application #P22-00226-VAR [22-1730](#)**

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 compiled pursuant to Government Code Section 65962.5.

Request: Approval of a variance application to allow the continued construction of a single-family home to encroach approximately one (1) to six (6) feet into the required front yard setback whereas 10 feet is required. The southeastern corner of the structure is the closest at three (3) feet from the property line. The project is located on a 0.39-acre parcel within the Rural Residential (RR) General Plan and the Planned Development (PD) Zoning District. 1037 Headlands Drive, Napa, CA 94558. APN: 019-482-003-000

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

Staff Contact: Kelli Cahill, Planner III, (707) 265-2325, or [kelli.cahill@countyofnapa.org](mailto:kelli.cahill@countyofnapa.org)

Applicant Contact: Reza Namini, (650) 464-1390, or [rnamini@outlook.com](mailto:rnamini@outlook.com)

**Attachments:** [Attachment A - Findings and Recommendations](#)  
[Attachment B - Recommended Conditions of Approval](#)  
[Attachment C - Categorical Exemption Memorandum](#)  
[Attachment D - Application and Parity Analysis](#)  
[Attachment E - Graphics](#)  
[ZA Hearing Namini Comments.pdf](#)

**3. 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 9/21/2022 BY 1:00 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH (By e-signature)  
Alexandria Quackenbush, Secretary of the Zoning Administrator