

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, May 3, 2023

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor
Napa, CA 94559**

Planning Commission

*Kara Brunzell, District 1
Dave Whitmer, District 2
Heather Phillips, District 3
Andrew Mazotti, District 4
Megan Dameron, District 5*

*Brian Bordona, Interim Director
Michael Parker, Planning Manager
Laura Anderson, County Counsel
Alexandria Quackenbush, Commission Clerk
Aime Ramos, Commission Clerk
Jason Hall, Commission Clerk*

How to Watch or Listen to the Napa County Planning Commission Meetings

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/28334/2023-Planning-Commission--Airport-Land-Use-Commission-Meeting-Calendar?bidId=>

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote access.

Please watch or listen to the Planning Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, Third Floor.
2. Watch online at <https://napa.legistar.com/calendar.aspx> (click the "In Progress" link in the "Video" column).
3. Watch on your TV - Napa Valley TV Channel 28.
4. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date.
5. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 99141906645).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to planningcommissionclerk@countyofnapa.org. Emails will not be read aloud but will still become part of the public record and shared with the Planning Commission.
2. Use the Zoom attendee link: <https://Countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date. When the Chair calls for the item on which you wish to speak, click "raise hand". Please limit your remarks to three minutes.
3. Call the Zoom phone number: 1-669-900-6833. (Meeting ID: 991-4190-6645). When the Chair calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to planningcommissionclerk@countyofnapa.org.

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:
April 19, 2023 (All Commissioners present)

5. AGENDA REVIEW
6. DISCLOSURES
7. ADMINISTRATIVE ITEMS

- A. Request: Receive an overview and presentation from Kate Miller, Executive Director, Napa Valley Transportation Authority about the agency's V-Commute Travel Demand Management Program.

[23-0756](#)

Staff Recommendation: Informational and discussion item.

Staff Contact: Michael Parker, Planning Manager, (707) 299-1407 -
michael.parker@countyofnapa.org

8. PUBLIC HEARING ITEMS

A. DUCKHORN WINE COMPANY / DUCKHORN VINEYARDS WINERY / USE PERMIT MAJOR MODIFICATION (P19-00097-MOD) [23-0638](#)

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological Resources and Cultural Resources. 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 Use Permit Major Modification to an existing 160,000 gallon per year winery to allow the following: 1) construction of a 58,042 sq. ft. facility ('West Winery') on the West Property (APN 022-100-033) containing 54,722 sq. ft. of production space and 3,320 sq. ft. of office and accessory uses, a 90,000 gallon fire protection water tank, two 158,000 gallon irrigation storage water tanks, a 24,000 gallon domestic water tank, landscaping, driveways, and other winery improvements; 2) construction of a 8,839 sq. ft. expansion to the existing Estate House on the East Property (APN 022-130-010) for a total floor space of 18,162 sq. ft.. At build out the Estate House will consist of 17,810 sq. ft. of accessory space and 352 sq. ft. of production space; 3) removal of the existing combined process and sanitary wastewater system on the East Property and the development of separate process and sanitary wastewater systems on both the East and West Properties connected through Directional Boring under the Napa River; 4) increase onsite parking spaces from 68 to 96; 5) demolition of the existing Tank Shed, Chais 1, 2, 3 & 4 on the East Property; 6) demolition of a single family residence (Red House), portions of the existing gravel driveway and other agricultural and single-family dwelling improvements on the West Property and APN 022-100-034; 7) conversion and expansion of a 16,900 sq. ft. agricultural pond on the West Property to a 20,300 sq. ft. bio-retention pond; 8) removal of approximately 3.55 acres of vineyard on the West Property; 9) removal of approximately 49 trees; 10) increase in maximum annual permitted wine production from 160,000 gallons to 300,000 gallons; 11) increase the existing daily "By Appointment" Tours and Tastings of 82 visitors and voluntarily abandon the winery's existing pre-Winery Definition Ordinance (WDO) entitlement of 50 visitors per week (no more than 30 on the busiest day) for "Public Tours and Tastings" for a total of 219 daily visitors for By Appointment Tours and Tastings (110 visitors per day for Tours and Tastings without food, 109 per day for Tours and Tastings with food); 12) modification of the existing Marketing Plan allowing Private Tours and Tastings events for up to 20 guests 120 times annually, Wine with Food Pairings events for up to 25 guests 36 times annually, Large events for up to 600 guests twice annually, and

Auction-related events for up to 250 guests twice annually as follows: 200 Private Tours and Tastings annually for up to 20 guests, 40 Wine with Food Pairings annually for up to 25 guests, 40 Medium Events annually for up to 60 guests, three (3) Large Events annually for up to 400 guests and one (1) Auction-related event for up to 250 guests; 13) addition of activities in conformity with AB 2004 (on-premise consumption)) on the Estate House porch and landscaped gardens west of the Estate House; and 14) Temporary relocation of approved hospitality activities (Tours and Tastings, Marketing Events, on-premise consumption) in and around the Estate House to the 2,067 sq. ft. of ground floor accessory space and adjacent outdoor areas of the proposed West Winery during the expansion of the Estate House. Hospitality activities to return to the Estate House and East Property upon approval of final occupancy of the Estate House. An Exception to the Napa County Road and Street Standards is also requested from a Left Turn Lane Warrant for east bound traffic on Lodi Lane entering the East Property driveway to avoid significant environmental impacts by preserving unique features of the natural environment. Staff has found the project to comply with N.C.C. § 18.104.230.A.1 (Wineries located in open space areas - setbacks) as the expansion of the existing Estate House, which received prior approval of its location within the 600-foot setback from Silverado Trail through Variance application #98123-VAR, expands no closer to the centerline of Silverado Trail than the nearest point of the existing structure. The project is located on four (4) parcels approximately 32.35 acres in size within the AP (Agricultural Preserve) zoning district at 1000 Lodi Lane, St. Helena, CA 94574. APN's 022-130-010, 022-100-033, 022-100-034 and 022-100-035.

Staff Recommendation: Adopt the Mitigated Negative Declaration and the Exception to the Napa County Roads & Street Standards and Use Permit Major Modification, as conditioned.

Staff Contact: Trevor Hawkes, Supervising Planner; phone number (707) 253-4388; email address: trevor.hawkes@countyofnapa.org

Applicant: Alex Ryan, 1000 Lodi Lane, St. Helena, CA 94574, email address: alex@duckhorn.com

Representative: George H Monteverdi, Monteverdi Consulting LLC, PO Box 6079, Napa, CA 94581; phone number (707) 761-2516, email address: george@monteverdiconsulting.com

Attachments: [Attachment A - Recommended Findings](#)
[Attachment B - Recommended Conditions of Approval and Final Agency Approval Memos](#)
[Attachment C - Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program](#)
[Attachment D - Use Permit Major Modification Application](#)
[Attachment E - Road and Streets Standards Exception Request Letter, Left-Turn Lane Analysis & Lodi Lane Improvements Agreement](#)
[Attachment F - Traffic Impact Study](#)
[Attachment G - Traffic Demand Management Plan](#)
[Attachment H - Water Availability Analysis](#)
[Attachment I - Onsite Wastewater Dispersal Feasibility Study](#)
[Attachment J - Floodplain Impact Analysis](#)
[Attachment K - Horizontal Directional Drilling Exhibit](#)
[Attachment L - Winery Comparison Analysis and Project Summary](#)
[Attachment M - Graphics.pdf](#)
[Attachment N - Public Comments](#)
[Attachment O - Additional Public Comments.pdf](#)
[Attachment P - Noise and Vibration Assessment.pdf](#)

- B. LADERA TRAIL NORTH LLC / LADERA VINEYARDS WINERY / [23-0776](#)
USE PERMIT MINOR MODIFICATION P21-00294 AND VIEWSHED
P22-00109

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for Tribal Cultural Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Minor Modification to increase weekly visitation, number of employees, and add two annual marketing events to an existing winery. The project would allow food and wine pairings with tastings and marketing events and permit on-premises consumption on the outdoor patios. Physical changes on site include expanding the tasting room storage building to a total of approximately 1,200 s.f., construction of an 8,800 s.f. cave, improvements to the existing driveway, and a modified parking lot. Improvements to the existing water and wastewater systems would be required, along with installation of a left turn lane on Silverado Trail in front of the project driveway. The project includes a determination that the proposed cave wall and portals meet the Administrative Criteria under the Viewshed Protection Program (Chapter 18.106.040.C of the Napa County Code). The Viewshed component of the project has been administratively approved by the Director, pending approval of the underlying minor modification. The project site is located on a 7.44-acre parcel at 3942 Silverado Trail, Calistoga, CA 94515. The General Plan designation is Agriculture, Watershed, and Open Space (AWOS) the Zoning is Agricultural Watershed (AW). APN: 021-030-047

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration and approve the Use Permit Major Modification and Viewshed application, as conditioned.

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

APPLICANT REPRESENTATIVE CONTACT: Chris Artley, P.O. Box 27917 Scottsdale, AZ 85255; (480) 609-9225; chris@laderavineyards.com

APPLICANT AGENT CONTACT: Thomas Adams, 1455 1st Street, Suite 301, Napa, CA 94559; (707) 252-7122; tadams@dpf-law.com

Attachments: [A. Recommended Findings](#)
[B. Recommended Conditions of Approval and Final Agency Approval Memos](#)
[C. Previous Approvals](#)
[D. Initial Study Mitigated Negative Declaration](#)
[E. Use Permit Minor Modification and Viewshed Application Packets](#)
[F. Water Availability Analysis](#)
[G. Water System Feasibility Report](#)
[H. Wastewater Feasibility Study](#)
[I. Bat Habitat Assessment](#)
[J. Outdoor Noise Study](#)
[K. Canopy Retention Analysis](#)
[L. Transportation Memorandum Left Turn Lane Analysis](#)
[M. Graphics](#)
[N. Winery Comparison Analysis and Summary of Changes](#)
[O. Public Comments](#)
[8B. Additional Public Comments.pdf](#)

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE MAY 17, 2023 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 (DATE) BY 2:30 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