

# **Napa County**

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## **Agenda**

### **SPECIAL MEETING**

**Thursday, July 13, 2023**

**8:30 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  
Laura Anderson, County Counsel  
Michael Parker, Planning Manager  
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](mailto: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](mailto: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:  
June 21, 2023 (All Commissioners present).**

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

A. YOUNTVILLE VINEYARDS LLC / PIAZZA DEL DOTTO WINERY / [23-1240](#)  
USE PERMIT MAJOR MODIFICATION P18-00143-MOD

CEQA STATUS: Consideration and possible adoption of a Negative Declaration (State Clearing House #2020020504). 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: Approval of a Major Modification (as revised) to increase production from 45,000 to 75,000 (previously requested 100,000) gallons, number of employees, and number of visitors. The project would add additional events to the existing marketing plan, permit on-premises consumption in additional areas on site, and allow outdoor speakers for background music. Physical changes on site include construction of an approximately 10,500 s.f. winery building with a 700 s.f. lounge building, increase the existing cave from the approved 16,000 s.f. (currently 8,000 s.f. constructed) to 32,500 s.f., cabanas in the hospitality building patio, additional parking spaces, and improvements to an existing driveway off Yount Mill Road for non-public, emergency access. The request no longer includes installation of a water filtration system. The project site is located on a 20.1-acre parcel at 7466 St. Helena Highway/State Route 29, Yountville, CA 94558. The General Plan designation is Agricultural Resource (AR), and the Zoning is Agricultural Preserve (AP). APN: 031-120-035.

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

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

APPLICANT REPRESENTATIVE CONTACT: Dan Westphal, O'Malley Wilson Westphal, Inc, 555 Fifth Street, Suite 200, Santa Rosa, CA 95401; (707) 636-0828; [dan@omalleywilsonwestphal.com](mailto:dan@omalleywilsonwestphal.com)

**Attachments:** [A. Revised Recommended Findings](#)  
[B. Revised Recommended Conditions of Approval and Final Agency Memos](#)  
[C. Updated Use Permit Major Modification Application Packet](#)  
[D. Revised Water Availability Analysis](#)  
[E. Applicant Letter – Current Production and Future Processing on-site](#)  
[F. Applicant Summary of Site Meetings](#)  
[G. Summary of changes to Project Request](#)  
[H. Public Comments](#)  
[Item 7A - Additional Public Comments](#)  
[Item 7A - Additional Public Comment \(Added After Meeting\).pdf](#)

**8. ADMINISTRATIVE ITEMS - NONE.**

**9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT**

- DISCUSSION OF ITEMS FOR THE JULY 19, 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 7/6/2023 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