

Napa County



Agenda

Wednesday, November 16, 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*

*Interim Director Brian Bordona
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:

September 7, 2022 (Commissioners Gallagher and Cottrell were excused)

October 5, 2022 (Commissioners Mazotti and Whitmer were excused)

November 2, 2022 (Chair Dameron was excused)

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

A. MADRIGAL FAMILY WINERY LLC/ MADRIGAL FAMILY WINERY [22-1960](#)
/ USE PERMIT MAJOR MODIFICATION NO. P19-00100- MOD

CEQA Status: Consideration and possible adoption of a Categorical Exemption Class 1. 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 (CEQA). See Section 15301 [Class 1 Minor Alterations to Existing Facilities] which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15301. 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 36,000 gallon per year (gpy) winery to allow the following:

A. EXISTING ENTITLEMENTS:

- 1) Visitors: 4 by-appointment visitors per day (20 per week);
- 2) Employees: 4 full-time, 2 part-time;
- 3) Marketing Events: 3 events per year with 15 guests, 3 events per year with 25 guests, 1 event per year with 50 guests (170 marketing event guests overall);
- 4) Hours of Operation: 7am to 5 pm, Monday through Friday (Harvest-weekends);

B. COMPONENT NECESSARY TO REMEDY EXISTING VIOLATIONS:

- 1) Visitors: Recognition of daily by-appointment tastings of 16 visitors per day (112 per week);
- 2) Employees: Recognition of eight (8) full-time employees and two (2) part-time employees;
- 3) Marketing Events: Recognition of marketing program events:
 - i.) Current operating conditions (annual): one (1) event with 68 guests, one (1) event with 98 guests, one (1) event with 72 guests. Three (3) events total; 238 marketing event guests overall.
- 4) Demolition of existing entry gate (does not meet commercial standards);
- 5) Demolition of existing (unpermitted) fermentation tank;
- 6) Removal of existing temporary office trailer; and
- 7) Legalization of existing (495 sf) hospitality deck (requires submittal and approval of a Building Permit).

C. EXPANSION BEYOND EXISTING ENTITLEMENT:

- 1) Visitors: Increase to 30 visitors per day (210 per week),
- 2) Employees: Increase to twelve (12) full-time employees with no

part-time employees, and

3) Marketing Events (annual): Increase to 8 events total; (4) events with 50 guests and four (4) events with 100 guests. 600 marketing event guests overall.

4) Hours of Operation: Increase of days of operation from Monday-Friday to Monday-Sunday; no change in hours.

D. OTHER MODIFICATIONS TO EXISTING ENTITLEMENT:

- 1) Installation of left turn lane;
- 2) Installation 200 feet of new leech line;
- 3) Installation of new 6,507 gallon water storage tank.
- 4) Reducing existing on-site landscaping from 18,000 sf to 14,500 sf to result in no net increase in water use.

The project is located on an approximately 10.16 acre site within the AP (Agricultural Preserve) zoning district with a General Plan land use designation of AWOS (Agricultural Watershed and Open Space), and AR (Agriculture Resource) at 3718 St. Helena Highway, Calistoga CA; APN: 022-010-040.

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve the Use Permit Major Modification, as conditioned.

Staff Contact: Dana Morrison, Planner III, (707) 253-4437 or dana.morrison@countyofnapa.org

Applicant Contact: Owner: Chris Madrigal, PO Box 425, Calistoga, CA , (707) 942-8619, cmadrigal@madrigalfamilywinery.com

Attachments: [Attachment A Findings.pdf](#)
[Attachment B Conditions of Approval.pdf](#)
[Attachment C Previous COAs.pdf](#)
[Attachment E Application Submittal Materials.pdf](#)
[Attachment D CEQA Exemption Memo.pdf](#)
[Attachment F Water Availability Analysis](#)
[Attachment G Wastewater Feasibility Study](#)
[Attachment H Transient Non-Community Water System](#)
[Attachment I Winery Comparison Tables .pdf](#)
[Attachment J Graphics.pdf](#)
[Item 7A - Additional Public Comment.pdf](#)
[Item 7A - Additional Public Comment.pdf](#)

8. ADMINISTRATIVE ITEMS

A. That the Planning Commission:**22-1928**

- a) Receive a presentation from the County's General Plan Safety Element consultant on the Draft Safety Element;
- b) Receive public comments on the Draft Safety Element document; and
- c) Provide feedback on the Draft Safety Element document.

Attachments: [Notice of Availability of a Draft Update to the Napa County General Plan Safety Element](#)
[Napa County General Plan Draft Safety Element Update Comment Letters](#)
[CAL FIRE General Plan Safety Element Assessment Checklist](#)

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE DECEMBER 7, 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 11/10/2022 BY 10:30 A.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