

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, November 1, 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, 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/29597/2023-Planning-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:
October 18, 2023 (Commissioners Dameron and Phillips were excused.)**

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

- A. VINEYARD 29, LLC (CHARLES McMINN) / VINEYARD 29 / USE PERMIT MAJOR MODIFICATION NO. P20-00062 & EXCEPTION TO THE NAPA COUNTY ROAD & STREET STANDARDS

[23-1797](#)

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.

The request is for approval for a modification of the previous project approvals for an existing 48,000 gallon per year winery to allow the following:

A. COMPONENTS NECESSARY TO REMEDY EXISTING WINERY USE PERMIT VIOLATIONS:

- 1) Recognition of by-appointment visitation for tours and tastings for a maximum of 40 visitors per day, maximum of 280 per week;
- 2) Recognition of existing visitation hours of operation; 10:00 AM to 5:00 PM seven days a week and existing production hours of 7:00 AM to 7:00 PM, seven days a week;
- 3) Recognition of 13 full-time, two part-time and three employees during harvest;
- 4) Recognition of existing marketing activities of (i) 10 events per year with 15 people per event, (ii) 10 events per year with 25 people per event, (iii) five events per year with 50 people per event, (iv) two events per year with 110 people per event, and (v) one event per year with 165 people;
- 5) Recognition of an existing employee/overflow parking area with five (5) parking spaces; and,
- 6) Recognition of on-premises consumption of wines produced on site in the tasting areas (indoor and outdoor) in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5;

B. EXPANSION BEYOND EXISTING WINERY USE PERMIT ENTITLEMENTS:

- 1) Increase annual wine production from 48,500 gallons to 75,000 gallons;
- 2) Increase by-appointment visitation for daily tours and tastings to 60 persons per day, 370 person per week maximum (existing conditions to be recognized via the County's Code Compliance program)
- 3) Increase the number of employees to 15 full-time, six part-time and five employees during harvest (existing conditions to be recognized via the County's Code Compliance program); and,

- 4) Modification of an existing Marketing Program to increase events identified in A.4(iii), (iv) and (v), above, as follows: 10 events per year with 50 people per event, five events per year with 110 people per event, and two events per year with 165 people per event (existing conditions to be recognized via the County's Code Compliance program) with no change to the events identified in A.4(i) and (ii), above;
- 5) Addition of 26 parking spaces for a total of 36 spaces on-site;
- 6) A new process wastewater treatment system including two 10,000-gallon storage tanks;
- 7) A new driveway connection from State Highway 29, opposite the driveway to the Revana winery, and removal of the existing driveway;
- 8) A two-way left turn lane on State Highway 29; and,
- 9) A new replacement well with a 50-foot seal and a 5,000-gallon water storage tank.

The request also includes an exception to the Napa County Road & Street Standards (RSS) from the commercial driveway width standard (20.0-foot-wide driveway plus two (2) foot total shoulders) for approximately 500-feet where the roadway width is 15.8 to 17.8-feet and is located within a stream setback and abuts a steep slope.

The project is located on a 28.14-acre site within the Agricultural Watershed (AW) zoning district. The site is accessed via an existing private driveway off State Highway 29, approximately 2,230 feet north of the St. Helena city limits. Project address: 2929 N. St. Helena Highway, St. Helena, CA 94574. APN's: 022-200-027 (winery) & 022-200-026 (six parking spaces, associated access and emergency vehicle turnaround)

STAFF RECOMMENDATION: Adopt the Negative Declaration and approve the Use Permit Modification and Exception to the Napa County Road & Street Standards subject to the recommended conditions of approval.

STAFF CONTACT: Sean Trippi, Supervising Planner, (707) 299-1353 or sean.trippi@countyofnapa.org

APPLICANT AGENT CONTACT: Andrea A. Matarazzo, Pioneer Law Group, LLP; (916) 287-9500; andrea@pioneerlawgroup.net

Attachments: [A - Recommended Findings](#)
[B - Recommended Conditions of Approval And Final Agency Approval Memos](#)
[C - Previous Conditions of Approval](#)
[D - Initial Study / Negative Declaration](#)
[E - Application Materials](#)
[F - Road Exception Application Materials](#)
[G - Water Availability Analysis & Water System Feasibility Study](#)
[H - Wastewater Feasibility Study](#)
[I - Northern Spotted Owl Study](#)
[J - Traffic Impact Study](#)
[K - Stormwater Control Plan](#)
[L - Graphics](#)
[M - Winery Comparison Tables & Summary of Changes](#)
[Item 7A - Additional Public Correspondence.pdf](#)
[Item 7A - Public Comment \(Added After Meeting\) .pdf](#)
[Item 7A - Public Comment \(Added After Meeting - Received After Public Hearing was Closed\).pdf](#)

8. ADMINISTRATIVE ITEMS - NONE.

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE NOVEMBER 15, 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 10/25/2023 BY 11:00 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