

Napa County

1195 THIRD STREET
THIRD FLOOR
NAPA, CA 94559



Agenda

Wednesday, January 19, 2022

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

Planning Commission

*Chair Andrew Mazzotti, District 4
Commissioner Joelle Gallagher, District 1
Commissioner Dave Whitmer, District 2
Commissioner Anne Cottrell, District 3
Commissioner Megan Dameron, District 5*

*Secretary-Director David Morrison
Commission Counsel Laura Anderson
Commission Secretary:
Lashun Fuller
Alexandria Quackenbush*

HOW TO WATCH OR LISTEN TO THE NAPA COUNTY PLANNING COMMISSION MEETING:

To participate in the Napa County Planning Commission meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

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/20131>

****IN-PERSON ATTENDANCE AT THE NAPA COUNTY PLANNING COMMISSION MEETINGS ARE VERY LIMITED AND FACE MASKS MUST BE WORN AT ALL TIMES WHILE IN THE BOARD CHAMBERS****

PLEASE SEE INSTRUCTIONS BELOW FOR RECOMMENDED VIRTUAL/TELEPHONIC ATTENDANCE.

Via Email

Send your comment to the following email address: PC@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 (Ex: 7A John Smith)
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.

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 AB 361. If you have any questions, contact us via telephone at (707) 253-4417 or email 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:
December 15, 2021 (Chair Mazotti and Commissioner Whitmer were excused).

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

A **VENGE LAND VENTURES, LLC / VENGE VINEYARDS / USE** **21-1520**
PERMIT MAJOR MODIFICATION # P19-00141-MOD

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 a mitigation measures. A mitigation measure is proposed for the following area: Tribal Cultural Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Approval of a Use Permit Major Modification to an existing 20,000 gallon per year winery to allow the following:

A. Components Necessary to Remedy Existing Violations: (1) Recognition of existing production of 70,000 gallons per year. Currently authorized to produce a maximum of 20,000 gallons of wine per year; and (2) Recognition of five full-time employees. Currently authorized for two full-time and two part-time employees. B. Expansion Beyond Existing Entitlements: (1) Decrease daily tours and tastings from 20 persons per day (appointment required), 140 person per week maximum to 19 persons per day (appointment required), 133 visitors maximum per week; (2) Modification of an existing Marketing Program to increase events from 8 events per year (180 guests) to 36 events per year (600 guests) as follows: (a) Twenty-four (24) annual events for up to 10 guests; and (b) Twelve (12) annual events for up to 30 guests; (3) Addition of 10 new parking spaces and provision of a minimum of two bicycle parking spaces; (4) Improvement of the existing driveway to county standards; (5) Installation of a left turn lane at Silverado Trail and the project driveway; and (6) Upgrade the existing wastewater treatment system. The project is located on an approximately 12 acre site within the AP (Agricultural Preserve) zoning district at 4708 Silverado Trail, Calistoga; APN: 020-350-043.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Use Permit Major Modification, as conditioned.

Staff Contact: Jason R. Hade, Principal Planner, (707) 259-8757 or jason.hade@countyofnapa.org

Applicant Contact: Jeffrey Redding, AICP, 2433 Renfrew Street, Napa, CA 94558, (707) 255-7375 or jreddingaicp@comcast.net

ITEM CONTINUED FROM THE DECEMBER 15, 2021 REGULAR

MEETING

Attachments: [Revised Recommended Findings](#)
[Revised Recommended Conditions of Approval and Final Agency](#)
[Approval Memos](#)
[Previous Project Conditions](#)
[Initial Study/Mitigated Negative Declaration](#)
[Use Permit Major Modification Application Supplemental Water Truck](#)
[Use Information](#)
[Graphics](#)
[Winery Comparison Analysis](#)
[Item 7A - Public Comments.pdf](#)
[Item 7A - Additional Public Comment.pdf](#)

B FN LAND, LLC / FAR NIENTE WINERY / MAJOR MODIFICATION
P19-00129-MOD

[21-1449](#)

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 area: Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: Modification of an existing 175,000-gallon winery to allow the following physical and operational changes consisting of: 1) Increase wine production from 175,000 to 225,000 gallons per year; 2) Increase the number of employees from 30 full time employees to 45 full time and seven (7) part time employees on weekdays and 39 full time and seven (7) part time employees on weekends; 3) Increase the number of visitors from 100 public visitors and 30 by appointment tours and tastings per day to 145 visitors per day Monday through Thursday and 190 visitors per day Friday through Sunday, with expanded visitors being by appointment only; 4) Increase the number of existing marketing events (100 private events for up to 100 guests and two (2) events per year with up to 300 guests) to add the following: (a) One - 1,000 guest weekend day events to be held between the hours of 10:00 a.m. to 6:00 p.m., (b) One - 900 guest weekend day event to be held between the hours of 10:00 a.m. to 6:00 p.m., and (c) One - 400 guest seated dinner event to be held between the hours of 6:00 p.m. and 11:00 p.m.; 5) Retrofit the existing 40,950 sf cave from a Type I (storage only) to a Type III (public access) to conduct tours and tastings and marketing events; 6) Change in accessory and production uses within the existing 22,155 sf historic Stone Winery building; 7) Expansion of the existing Carriage House from 11,930 sf to 26,046 sf to accommodate increased production activities, administrative offices, and marketing events; 8) Establishment of two outdoor tasting and event areas: Cabernet Grill (16,308 sf) and Chardonnay Terrace (6,687 sf). Both areas to include on-premise consumption of wines produced on-site in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; 9) An increase in the number of parking spaces from 48 to 70 spaces including the construction of a new parking area; 10) Improvements to the winery access road to widen Acacia Drive, including a one-way traffic flow throughout the winery and the replacement of an existing bridge with a clear-span bridge with minor widening to approximately 20 feet that crosses an ephemeral watercourse; 11) Installation of a left-turn lane on

Oakville Grade to Acacia Drive; 12) Installation of a new sanitary waste disposal system; 13) Other winery-related improvements, and 14) Approval of a phasing plan (Phase 1 and Phase 2) for construction of winery improvements. The project site is 46.95 acres and located at 1350 Acacia Dr., Oakville. The Zoning is AP (Agricultural Preserve) and the General Plan Designation is AR (Agricultural Resource)/AWOS (Agriculture, Watershed and Open Space); Split for Assessment Purposes (SFAP) with APN: 027-280-018 (13.65 acres - Winery) and APN 027-480-034 (33.30 acres - Access, Vineyard, Winery Process Wastewater & Irrigation Pond and a Solar PV System).

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration and approve Major Modification as conditioned.

STAFF CONTACT: Charlene Gallina, Supervising Planner (707) 299-1355 or charlene.gallina@countyofnapa.org

APPLICANT CONTACT: Donna B. Oldford, Plans4Wine; 2620 Pinot Way, St. Helena, CA 94574; (707) 963-5832 or dboldford@aol.com

Attachments: [A - Recommended Findings](#)
[B - Recommended Conditions of Approval and Final Agency Memos](#)
[C - Draft Initial Study-Mitigated Negative Declaration](#)
[D - Previous Project Conditions](#)
[E - Part 1 - Major Modification Application Packet](#)
[E - Part 2 - Major Modification Application Packet Project Plans](#)
[F - Water Availability Analysis](#)
[G - Wastewater Feasibility Study](#)
[H - Traffic Impact Report](#)
[I - Biological Resources Information](#)
[J - Stormwater Control Plan](#)
[K - Winery Comparison Tables and Summary of Changes](#)
[L - PublicComments](#)
[M - Graphics](#)
[Item 7B - Public Comments.pdf](#)
[Item 7B - Additional Public Comments.pdf](#)

8. ADMINISTRATIVE ITEMS - None.

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE FEBRUARY 2, 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 1-12-2022 BY 4:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Alexandria Quackenbush (By e-signature)

ALEXANDRIA QUACKENBUSH, Clerk of the Commission