

# **Napa County**

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## **Agenda**

**Wednesday, April 24, 2024**

**9:00 AM**

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

### **Zoning Administrator**

*Brian D. Bordona, Zoning Administrator  
Laura Anderson, County Counsel  
Michael Parker, Planning Manager  
Alexandria Quackenbush, Meeting Clerk*

**How to Watch or Listen to the Napa County Zoning Administrator Meetings**

The Napa County Zoning Administrator will continue to meet the 4th Wednesday of each month when a meeting is scheduled.

The Napa County Zoning Administrator 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 Zoning Administrator reserves the right to conduct the meeting without remote access.

Please watch or listen to the Zoning Administrator meeting in one of the following ways:

1. Attend in-person at the location posted on the agenda.
2. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date.
3. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 811-2162-1728).

**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 [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org). Emails received will not be read aloud but will still become part of the public record and shared with the Zoning Administrator.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date. When the Zoning Administrator 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 and enter the webinar ID: 811-2162-1728. When the Zoning Administrator 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 [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org).

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE ZONING ADMINISTRATOR:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Zoning Administrator, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Administrator but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. Public comment is limited to three minutes per speaker, subject to the discretion of the Administrator. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Zoning Administrator from taking any action on matters raised during public comment that are not on the agenda.

- 1. AGENDA REVIEW**
- 2. PUBLIC HEARING ITEMS**

JOHN CHAIX / CHAIX FAMILY MICRO WINERY/ USE PERMIT  
#P23-00223-UP

[24-701](#)

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to §15303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 - Construction and operation of small wineries, other agricultural processing facilities and farm management uses that: (a) are less than 5,000 square feet in size excluding caves; (b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet within all the excavated cave spoils to be used on site; (c) will produce 30,000 gallons of wine or less per year; (d) will generate less than 40 vehicle trips per day and five (5) peak hour trips except on those days when marketing events are taking place; (e) will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; and, (f) hold no temporary events. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Micro-Winery Use Permit would allow for the following: 1) establishment of a 5,000 gallon per year winery within an approximately 244 square foot portion of an existing 463 sq. ft. garage (building #6); 2) tours and tastings for up to 10 guests per day Monday through Sunday; 70 persons per week during harvest and non-harvest seasons; 3) one full-time employee during harvest and non-harvest seasons; 4) on-premises consumption of wines produced on-site outside within a 658 sq. ft. patio area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 5) production hours between 9:00 a.m. and 6:00 p.m. Monday through Sunday and visitation hours between 9:00 a.m. to 6:00 p.m. Monday through Sunday; 6) installation of a parking area with five (5) parking stalls, one of which will be ADA compatible; 7) installation of an eight stall bicycle rack; 8) installation of a 2,500 gallon water storage tank; and 9) expansion of an existing and installation of a new access road to meet Napa County Road and Street Standards for commercial driveways. The subject property is comprised of approximately 37.31 acres, is zoned Agricultural Preserve (AP) with a General Plan land use designation of Agricultural Resource (AR) and is located at 1204 Manley Lane, Napa near the Rutherford area; APN 027-210-026.

Staff Recommendation: Find the project Categorical Exempt from CEQA and approve Use Permit P23-00223-UP, as conditioned.

Staff Contact: Wendy Atkins, Planner II, (707) 259-8757;  
wendy.atkins@countyornapa.org

Applicant Contact: John Chaix, (949) 524-2482; john@chaixlaw.com

**Attachments:** [A - Recommended Findings.pdf](#)  
[B - Recommended Conditions of Approval.pdf](#)  
[C - CEQA Memo.pdf](#)  
[D - Application Materials.pdf](#)  
[E - Water Availability Analysis.pdf](#)  
[F - Wastewater Feasibility Study.pdf](#)  
[G - Graphics.pdf](#)  
[H - Wineries Within One Mile.pdf](#)  
[I - Public Comments.pdf](#)  
[Item 2A Public Comments \(added after initial agenda posting\).pdf](#)

### 3. 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 4/19/2024 BY 3:30PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH(By e-signature)  
Alexandria Quackenbush, Secretary of the Zoning Administrator