

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, August 20, 2025

9:00 AM

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

Planning Commission

District 1, Kara Brunzell (Vice-Chair)

District 2, Walter Brooks

District 3, Molly Moran Williams

District 4, Pete Richmond

District 5, Megan Dameron (Chair)

Brian D. Bordona, Director

Laura Anderson, County Counsel

Michael Parker, Planning Manager

Alexandria Quackenbush, Meeting Clerk

Angie Ramirez Vega, Meeting Clerk

Aime Ramos, Meeting 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 annually adopted meeting calendar available at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/35930/2025-Planning-Commission-Meeting-Calendar?bidId=>

The Napa County Planning Commission meets as specified in its adopted annual calendar on the first and third Wednesdays of the month at 9:00 A.M. at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Planning Commission. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Planning Commission's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

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 Zoom using the attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date.
4. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 876-2145-7786).
5. Watch on your TV - Napa Valley TV Channel 28.

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. 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/87621457786>. 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: 876-2145-7786). 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 meetingclerk@countyofnapa.org

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, 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 Chair or Commission, 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 Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. 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 broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

1. **CALL TO ORDER; ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen comments and recommendations concerning current issues and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. **APPROVAL OF MINUTES**

The Clerk of the Commission request approval of Minutes for the meeting held on:
August 6, 2025 (All Commissioners present)

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

- A. YOUNTVILLE VINEYARDS LLC / PIAZZA DEL DOTTO WINERY / [25-668](#)
USE PERMIT MAJOR MODIFICATION P18-00143

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program (MMRP) (SCH #2025050553). According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts with incorporation of mitigation measures for Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Major Modification to increase production, 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 45,500 s.f. winery building with a 700 s.f. lounge building, increase the existing, approved cave from 16,000 s.f. to 32,500 s.f., cabanas on the hospitality building patio, and additional parking spaces. The project site is located on a 21.7-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 031-120-040. [Formerly APN 031-120-038 (SFAP) and 031-130-032 (SFAP) - Revised per Lot Line Adjustment LLA 2106 (Recorded December 26, 2024), referred to as “LLA 2106 Adjusted Parcel A” in the public hearing notice and Mitigated Negative Declaration].

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

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

APPLICANT REPRESENTATIVE CONTACT: Bill Dodd, Dodd and Chaaban Strategies LLC.; 707-287-7249; bill@doddchaaban.com

CONTINUED FROM THE JUNE 18, 2025, PLANNING COMMISSION MEETING.

- Attachments:** [A. Recommended Findings](#)
[B. Recommended Conditions of Approval and Final Agency Approval Memos](#)
[C. Previous Project Conditions.](#)
[D. Initial Study Mitigated Negative Declaration SCH 2025050553 and MMRP](#)
[E. Use Permit Major Modification Application Packet](#)
[F. Applicant Response to 2023 Action Items](#)
[G. Water Availability Analysis and Water Availability Analysis Addendum](#)
[H. Onsite Process Wastewater Disposal Feasibility Study](#)
[I. Onsite Sanitary Wastewater Disposal Feasibility Study](#)
[J. Air Quality and GHG Emissions Assessment](#)
[K. Environmental Noise Assessment - Background Music Sound Levels Analysis](#)
[L. Traffic Impact Study and Addendum](#)
[M. Graphics and Use Permit Major Modification Plan Set](#)
[N. Winery Comparison Analysis and Summary of Changes](#)
[O. Public Comments](#)
[Item 7A - Public Comment Piazza Del Dotto\(added after initial agenda posting\).pdf](#)
[Item 7A- Water Audit California comment \(added after initial agenda posting\).pdf](#)

B. NIGHTS IN WHITE SATIN LLC / NIGHTS IN WHITE SATIN / USE PERMIT APPLICATION #P22-00236-UP

[25-1354](#)

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). 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 areas: Biological Resources, Cultural Resources, and Geology and Soils. In accordance with Section 15105(b) of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Mitigated Negative Declaration to the State Clearinghouse for a 30-day review period beginning July 17, 2025, and running through August 18, 2025 (State Clearinghouse No. SCH 2025070651) <https://ceqasubmit.opr.ca.gov/>. 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 to establish a new 120,000-gallon winery, including the construction of a winery structure with production and accessory uses, associated tours and tastings by appointment only, establishment of a marketing program, employees, parking, and construction of a new commercial driveway, wastewater treatment system, non-transient non-community water system, and new groundwater well to serve the winery only. The project is located on a 120.72 acre holding within the Agricultural Watershed (AW) zoning district and designated Agriculture, Watershed and Open Space (AWOS) and Agricultural Resource (AR) in the General Plan at APNs 047-380-009 (winery parcel) and 047-380-010 (existing well parcel) located south of Sonoma Highway (SR 12/121) approximately 0.45 miles east of the Sonoma/Napa County Line.

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration/MMRP and a Winery Use Permit subject to the recommended conditions of approval.

Staff Contact: Kelli Cahill, Planner III, (707) 265-2325 or kelli.cahill@countyofnapa.org

Applicant Contact: Tony Baldini, (707) 944-8642 or tony@LedeFamilyWines.com

Attachments: [Attachment A Recommended Findings](#)
[Attachment B Recommended Conditions of Approval and Final Agency Approval Memorandums](#)
[Attachment C Mitigated Negative Declaration and MMRP](#)
[Attachment D Winery Use Permit Application and Project Description](#)
[Attachment E Water Availability Analysis and Addendum](#)
[Attachment F Non-Transient Non-Community Water System Information](#)
[Attachment G Onsite Wastewater Disposal Feasibility Study](#)
[Attachment H Transportation Impact Study & Caltrans Response Letter](#)
[Attachment I Stormwater Control Plan](#)
[Attachment J Biological Resource Assessment](#)
[Attachment K Winery Comparison Chart](#)
[Attachment L Graphics](#)
[Attachment M Public Comments](#)
[Item 7B -Public Comments\(added after initial agenda posting\).pdf](#)

- C. Discussion and recommendation that the Board of Supervisors adopt an ordinance amending Section 18.08 (Definitions) and Section 18.124.130 (Use Permit Modifications - Procedure- Categories) of Chapter 18.124 (Use Permits) of Title 18 (Zoning) of the Napa County Code regarding the issuance of micro-winery use permits and modifications. **25-1432**

Attachments: [A - Proposed Ordinance - Redlines - 18.08.344 & 18.124.130](#)
[B - Proposed Ordinance - Clean - 18.08.344 & 18.124.130](#)
[C - Public Comment](#)
[Item 7C - Public Comment STFF Letter\(added after initial agenda posting\).pdf](#)

8. ADMINISTRATIVE ITEMS - NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE SEPTEMBER 3, 2025 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. 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 8/8/25 BY 3:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA, (By e-signature)

Angie Ramirez Vega, Clerk of the Commission