

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, May 7, 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, Vacant

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

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 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:
April 16, 2025 (All Commissioners present)

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

- A. BASIL AND ROBIN ENAN / HARCROSS WINERY / USE PERMIT [25-663](#)
P23-00105-UP, VIEWSHED P25-00031, AND AGRICULTURAL
EROSION CONTROL PLAN P23-00325-ECPA

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. 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 allow a new winery with an annual production capacity of 5,000 gallons per year with the following characteristics:

- 1) Construction of a new 8,496 sq. ft. winery facility containing 6,477 sq. ft. of production space and 2,019 sq. ft. for accessory uses, including a commercial kitchen;
- 2) Removal of 0.5 acres of woodland habitat, and the planting/preservation of 1.5 acres of woodland canopy on the project parcel in conformance with the Viewshed Protection Program and Conservation Regulations;
- 3) Excavation of approximately 5,780 cubic yards of spoils associated with the construction of structural pads;
- 4) Onsite parking for 4 vehicles;
- 5) Up to four (4) full-time employees, one (1) part-time employee;
- 6) On-site domestic and process wastewater treatment systems;
- 7) Hours of operation seven days a week: production 7:00 AM to 6:00 p.m. (non-harvest), visitation 10:00 a.m. to 4:00 p.m. and marketing events 10:00 a.m. to 10:00 p.m. (including cleanup);
- 8) Tours and tastings by appointment only for a maximum of 14 visitors per day with a maximum of 98 visitors per week;
- 9) Establishing a marketing program, which may include catered events, as follows; i) Ten (10) Wine Release/Wine Club Events annually for up to 24 guests; ii) One (1) Large Event annually for up to 50 guests;
- 10) On-premises consumption of wines produced on-site within the outdoor hospitality areas identified on Sheet UP2.2 and UP6.2 of the Site Plans, prepared by Nobili Marques Arquitectura, dated December 18, 2023, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004);
- 11) Driveway expansion and construction to meet commercial standards, landscaping, and other improvements associated with wineries;
- 12) Approval of a Viewshed request; and
- 13) Approval of an Agricultural Erosion Control Plan for the and the

installation and maintenance of erosion and runoff control measures for the development and subsequent operation of approximately 3-acres of new vineyard (± 2.5 net plated acres) with the following components/characteristics: i) Earthmoving and grading activities that include vegetation and tree removal, soil ripping (maximum depth of 48 inches), grading of approximately 500 cubic yards of cut and fill (balanced on-site) for land contouring, rock removal, disking, and the development or erosion control measures; ii) Temporary erosion control measures that include cover crop, straw wattles, erosion control blankets, and application of straw mulch at a rate of 3,000 lbs. per acre; iii) Permanent erosion and runoff control measures that include cross slope diversion ditches and subsurface drainlines to an existing level spread, outsloped vineyard avenues, water bars and rolling dips, and establishment of a permanent no-till cover crop maintained at a minimum vegetation cover density of 80%; vineyard avenues will also maintain a minimum cover density of 80%; iv) Installation of vineyard trellis and irrigation system, and planting rootstock on a 6-foot by 4-foot spacing pattern for a vine density of 1,815 vines per acre: the vineyard irrigation source would be from the existing onsite well. V) Ongoing operation and maintenance of the vineyard, which includes vine management (pruning, fertilization, and pest and disease control), weed control, cover crop mowing, irrigation and trellis system maintenance, and fruit harvesting. The management regime of the no-till cover crop would consist of mowing and late winter or early springtime strip spraying in an 18-inch-wide strip by contact or systemic herbicides: no pre-emergent spraying would be utilized as part of cover crop management.

The project is located on an approximately 51-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 6476 Dry Creek Road, Napa, CA 94574; APN: 027-530-006-000.

Staff Recommendation: Adopt the Initial Study/Mitigated Negative Declaration prepared for the project and approve Use Permit No. P23-00105, Viewshed Protection Program No. P25-00031, and Agricultural Erosion Control Plan P23-00325, as conditioned.

Staff Contact: Matt Ringel, Planner III,
Matthew.ringel@countyofnapa.org, (707) 299-1351

Applicant Contact: Basil & Robin Enan, 1765 Poppy Ave, Menlo Park,
CA 94025, basilenan@gmail.com, (650) 867-0865

Applicant Representative Contact: Marta Marques, Nobili Marques

Arquitectura, PO Box 10398, Napa, CA 95581,
marta@nobilimarques.com, (415) 218-6258

Attachments: [Attachment A - Harcross Winery and Vineyard Initial Study-Mitigated Negative Declaration SCH No 2025040340](#)
[Attachment B - Winery and Viewshed Findings](#)
[Attachment C - Harcross Winery Conditions of Approval](#)
[Attachment D - ECPA Findings and Conditions of Approval](#)
[Attachment E - 5000g Winery Comparison Table](#)
[Attachment F - Applications and Project Narratives](#)
[Attachment G - Water Availability Analysis](#)
[Attachment H - Biological Resources Studies](#)
[Attachment I - Onsite Wastewater Feasibility Study](#)
[Attachment J - Graphics](#)
[Attachment K - Response to Comments - Update Memo.pdf](#)
[Attachment L - Public Comment.pdf](#)
[Attachment M - Additional Public Comment\(added after initial agenda posting\).pdf](#)
[Item 7A- Harcross Winery Staff PowerPoint PC\(after meeting\).pdf](#)
[Item 7A -Nissen Comment Letter on Harcross Winery \(added after meeting\).pdf](#)

- B.** Sam Heier, Pacific Union College / C-Store Replacement and New Carwash / Use Permit Major Modification No. P23-00300-MOD

[25-697](#)

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to §15301 (Class 1, Existing Facilities), which exempts a project that consists of additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less, such as a replacement convenience store; §15302 (Class 2, Replacement or Reconstruction), which exempts a project which replaces a commercial structure with a new structure of substantially the same size, purpose, and capacity, such as a convenience store; §15303 (Class 3, New Construction or Conversion of Small Structures), which exempts a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area, such as a carwash; and, §15311 (Class 11, Accessory Structures), which exempts on-premise signs. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit Major Modification to construct a convenience store replacement and a new carwash. Approval of the use permit major modification would allow for the following:

- 1) Demolish the existing 3,196 sq. ft. convenience store/ auto service building that was damaged by fire;
- 2) Construct a new 2,234 sq. ft. convenience store;
- 3) Construct a new 1,164 sq. ft. carwash,
- 4) Install 18 parking spaces (including 8 fueling positions);
- 5) Install two new building signs and modify one existing freestanding sign;
- 6) Proposed convenience store hours of operation from 6 a.m. to 10 p.m. Monday through Thursday, Friday 6 a.m. to 6 p.m., Sunday 6 a.m. to 8 p.m., and closed Saturdays; and,
- 7) Proposed carwash hours of operation 7 a.m. to 9 p.m. Monday through Thursday, Friday 7 a.m. to 6 p.m., and Sunday 7 a.m. to 8 p.m. closed Saturdays.

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve Major Modification Permit P23-00300-MOD, as conditioned.

Staff Contact: Wendy Atkins, Planner II, (707) 259-8757;

wendy.atkins@countyofnapa.org

Applicant Contact:

Owner: Sam Heier, Pacific Union College, One Angwin Ave., Angwin, CA 94508; (707) 965-6233 or sheier@puc.edu
Applicant: Chris Brown, PM Design Group, Inc. 2455 Bennett Valley Rd., Suite A102, Santa Rosa, CA 95404; (707) 921-1204 or cbrown@pmedginc.com

Attachments: [Attachment A - Recommended Findings](#)
[Attachment B - Recommended Conditions of Approval](#)
[Attachment C - Previous Project Conditions](#)
[Attachment D - CEQA Categorical Exemption Memo Determination](#)
[Attachment E - Use Permit Application Submittal Materials](#)
[Attachment F - Graphics](#)
[Attachment G - Stormwater Control Plan](#)
[Attachment H - Acoustical Assessment](#)
[Attachment I - Trip Generation Memorandum](#)
[Attachment J - Botanical Survey Report](#)
[Attachment K - CNDDB Owl Habitat Call Reports 2022 2023 NSO PUC Survey Report for CALFIRE](#)
[Attachment L - Purclean Manufacturer Specification Sheet](#)
[Attachment M - Water and Sewer Will Serve Letter](#)
[Attachment N - Public Comments](#)
[Item 7B- C-Store Correspondence \(added after initial agenda posting\).pdf](#)
[Item 7B- C-Store Replacement and New Carwash\(after meeting\).pdf](#)

8. ADMINISTRATIVE ITEMS

- A. Inn at the Abbey Draft Environmental Impact Report Public Meeting **25-685**
(P19-00038-MM)

That the Napa County Planning Commission conduct a public hearing to receive comments from agencies and the public on the Draft Environmental Impact Report (DEIR) prepared for the Inn at the Abbey (the Project).

Attachments: [Inn at the Abbey DEIR Notice of Availability](#)
[Inn at the Abbey DEIR](#)
[Inn at the Abbey DEIR Appendices](#)
[Item 8A- Public Comments Received\(added after initial agenda posting\).pdf](#)
[Item 8A- IATA DEIR Hearing_050725\(added after meeting\).pdf](#)

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE JUNE 4, 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 4/25/25 BY 4:00 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