

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, March 19, 2025

9:00 AM

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

Planning Commission

*District 1, Kara Brunzell
District 2, Walter Brooks
District 3, Heather Phillips (Vice-Chair)
District 4, Pete Richmond
District 5, Megan Dameron*

*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:
December 18, 2024 (Commissioners Heather Phillips and Andrew Mazottit were excused)

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

- A. GEORGE HENDRY / HENDRY WINERY / USE PERMIT MAJOR MODIFICATION APPLICATION #P15-00173-MOD [25-281](#)

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. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (State Clearinghouse Number: 2025020413)

Request: This application was processed under the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to grant a modification to Use Permit No. 97506-UP and subsequent modifications, to recognize and approve items that are out of compliance with permitted entitlements and for expansion beyond existing entitlements. Project components include an increase in the number of employees, daily visitation, marketing events, the addition of on-premises consumption of wine produced on-site, parking, and necessary infrastructure improvements and upgrades. Additionally, installation of a new well on the parcel across Redwood Road to be used exclusively to serve the winery property. The Winery Parcel, APN 035-120-031, is located on an approximately 60.7-acre parcel at 3104 Redwood Road, within the AP (Agricultural Preserve) zoning district, with a General Plan designation split between AR (Agricultural Resource) and AWOS (Agriculture, Watershed and Open Space). The Well Parcel, APN 035-120-030, is an approximately 35.26-acre parcel within the AW (Agricultural Watershed) zoning district, with a General Plan designation split between AR (Agricultural Resource) and AWOS (Agriculture, Watershed and Open Space). (CONTINUED FROM DECEMBER 18, 2024)

Staff Recommendation: Adopt the Negative Declaration and approve Use Permit Modification P15-00173, as conditioned.

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

Applicant Contact: Jeff Miller, Hendry Winery, (707) 480-0084 or hendryjeffmiller@aol.com

- Attachments:** [A. Recommended Findings](#)
[B. Recommended Conditions of Approval](#)
[C. Previous Project Conditions](#)
[D. Initial Study-Negative Declaration SCH No 2025020413](#)
[E. Use Permit Application and Narrative Report](#)
[F. Water Availability Analysis Report](#)
[G. City of Napa Water Service Documentation](#)
[H. Domestic & Production Wastewater Feasibility Report](#)
[I. Water System Feasibility Report](#)
[J. Preliminary Water System Technical Report](#)
[K. Winery Comparison Analysis](#)
[L. Graphics - Use Permit Modification Plans](#)
[N. Staff Response to Public Comment](#)
[M. Public Comments](#)

B. STAGLIN FAMILY VINEYARDS / STAGLIN FAMILY VINEYARDS / MONITORING HEARING FOR P18-00253 [25-363](#)

CEQA Status: The proposed hearing and possible actions are not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

Request: For the Planning Commission to hold a Monitoring Hearing, pursuant to Condition of Approval No. 4.20(c) of Use Permit Major Modification P18-00253-MOD

Staff Recommendation: Open the hearing, receive any public testimony, and close the hearing. No further action is recommended by Staff.

Staff Contact: Trevor Hawkes, Supervising Planner; phone number (707) 253-4388; email address: trevor.hawkes@countyofnapa.org

Applicant: Staglin Family Vineyards; 1570 Bella Oaks Lane., Rutherford, CA 94574

- Attachments:** [Attachment A - P18-00253 Approval Letter and Final Conditions of Approval](#)

8. ADMINISTRATIVE ITEMS

A. ELECTION OF 2025 PLANNING COMMISSION OFFICERS [25-381](#)

Staff Recommendation: Elect Chairperson and Vice-Chairperson for the 2025 calendar year.

Staff Contact: Charlene Gallina, Supervising Planner; (707) 299-1355 or charlene.gallina@countyofnapa.org

B. COMMITTEE APPOINTMENTS FOR THE CALENDAR YEAR 2025 [25-382](#)

Request: Annual appointments and reappointments of Commission members to Standing Committees.

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

C. Use Permit Processing Presentation [25-380](#)

Request: Presentation and discussion on the Planning Division’s Use Permit application process. This item is for educational/informational purposes and is not intended as a forum to initiate changes to processing of applications.

Staff Recommendation: Informational Item. No action necessary.

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

Attachments: [A. Use Permits & Modifications FAQ](#)
[B. Permit Type Processing Flow Charts](#)

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE APRIL 2, 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 3/7/2025 BY 11A.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