

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, June 18, 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

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:
June 4, 2025 (All Commissioners present)

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

- A. YOUNTVILLE VINEYARDS LLC / PIAZZA DEL DOTTO WINERY / [25-1125](#)
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 cave from 16,000 s.f. to 24,600 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: Continue the item to a date certain. Staff and the applicant will provide the proposed date at the June 18, 2025, hearing.

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

TO BE CONTINUED TO A FUTURE PLANNING COMMISSION MEETING. DATE TO BE DETERMINED AT THE JUNE 18, 2025, MEETING.

- B.** WILLIS BLAKEWELL / VINE CLIFF WINERY ALTERATION / USE PERMIT FOR EXCEPTION TO CONSERVATION REGULATIONS NO. P25-00161 AND USE PERMIT MINOR MODIFICATION NO. P24-00191

[25-1096](#)

CEQA status: Based on the proposed project as described further below, the project meets the criteria for eligibility as Categorically Exempt from the California Environmental Quality Act (CEQA) and will not have a significant impact on the environment. [See Class 1 (“Existing Facilities”), Class 2 (“Replacement or Reconstruction”), Class 3 (“New Construction or Conversion of Small Structures”), Class 4 (“Minor Alterations to Land”), and Class 11 (“Accessory Structures”), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15302, §15303, §15304, and §15311; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

Request: Approval of a Use Permit for an Exception to the Conservation Regulations for development activity on slopes over 30 percent, and approval of a Use Permit Minor Modification to remodel and expand a winery cave for Type III occupancy with the addition of a fire water storage area and fire pump room, relocate production to the second cave portal, add a covered crush pad, remodel and relocate expanded guest restrooms, add a commercial high-risk kitchen, remodel and relocate offices, laboratory, breakroom and other accessory uses, create a garden plaza by removing 10,000 square feet of impervious surface, and widen access roads to meet county standards.

The winery is on an approximately 99.59-acre parcel located at 7400 Silverado Trail, Napa. The parcel is within the AW (Agricultural Watershed) zoning district, with a General Plan designation AWOS (Agriculture, Watershed and Open Space). APN: 032-030-027-000.

Staff Recommendation: Find the project categorically exempt from CEQA, approve an Exception to Conservation Regulations No. P25-00161 and approve Use Permit Minor Modification No. P24-00191 as conditioned.

Staff Contact: Andrew Amelung, Planner II, 1195 Third St, Suite 210, Napa, CA 94559; (707) 253-4307; andrew.amelung@countyofnapa.org

Applicant Contact: Willis Blakewell, 7400 Silverado Trail, Napa, CA 94558; (707) 480-9250; willis@blakewellconsulting.com

Applicant Agent: Kirsten Shinnamon Baker, Signum Architecture, 1675
2nd Street, Napa, CA 94559, (707) 337-5986;
kirsten@signumarchitecture.com

Attachments: [A - Recommended Findings](#)
[B - Recommended Conditions of Approval and Final Agency Memos](#)
[C - Previous Project Conditions](#)
[D - Categorical Exemption Memorandum](#)
[E - Application Packet](#)
[F - Graphics](#)
[G - Biological Survey Report and Memorandum](#)
[H - Water Availability Analysis](#)
[I - Wastewater Feasibility Study](#)
[J - Water Availability Analysis Clarification Memorandum](#)
[K - Preliminary Stormwater Control Plan](#)
[L - Public Comment \(added after initial agenda posting\)](#)
[M - Public Comment \(added after initial agenda posting\)](#)
[N - Change Memorandum \(added after initial agenda posting\)](#)

8. ADMINISTRATIVE ITEMS - NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE JULY 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 6/6/2025 BY 4: 00P.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