

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, January 22, 2025

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
Angie Ramirez-Vega, 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. 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.

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**

A. STEVE PADIS / PADIS RESIDENCE VIEWSHED PROTECTION PROGRAM / PERMIT NO. P24-00702-VIEW [25-123](#)

CEQA status: It has been determined that this type of project is exempt from the California Environmental Quality Act. [See Class 1 (“Existing Facilities”) and Class 2 (“Replacement or Reconstruction”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301 & §15302; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

Request: Review and approval of an application under the Viewshed Protection Program, as defined in Chapter 18.108 of the Napa County Code, for the reconstruction and expansion of an existing residence within view of Dry Creek Road, a County designated viewshed road. The proposed structure is 6,750 square feet and includes the addition of a 1,370 square-foot second floor, as well as a landscape plan that will screen 61 percent of the proposed structure from view. The project is located on an approximately 12.68-acre parcel within the Agricultural Watershed (AW) Zoning District and has a General Plan designation of Agriculture, Watershed and Open Space (AWOS). 3023 Dry Creek Road, Napa, CA 94558. APN: 035-470-044-000.

Staff Recommendation: Find the project categorically exempt from CEQA and approve the Viewshed Protection Permit, 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: Steve & Judith Padis, 888 Brannan St. Unit 128, San Francisco, CA 94103, (415) 515-6411, or padis@pacbell.net

Attachments: [Recommended Findings](#)
[Recommended Conditions of Approval](#)
[CEQA Exemption Memo](#)
[Application Packet](#)
[Graphics](#)
[Item 2A - Public Comment \(added after initial agenda posting\).pdf](#)
[Item2A- Change Memo\(added after initial agenda posting\).pdf](#)

- B.** FTM INVESTMENTS, L.P. c/o TREY EPPRIGHT / PARABLE WINERY / USE PERMIT MINOR MODIFICATION AND VARIANCE (P19-00230-MM & P23-00231-VAR) [25-127](#)

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 (or MM's). MM's are proposed for the following area(s): Biological Resources, Land Use and Planning, and Tribal Cultural 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 Minor Modification to a 20,000 gallon per year Pre-WDO winery destroyed by wildfire, to allow the following: 1) Construction of a new 12,051 sq. ft. winery facility replacing the previous 7,464 sq. ft. facility lost to fire. Improvements include the new winery facility, which will consist of 9,137 sq. ft. of production space and 2,914 sq. ft. of accessory space, a 50,000 gallon fire water storage tank, a 30,000 gallon treated pre-wastewater storage tank, a 5,000 gallon domestic water tank, bio-retention facilities, landscaping, driveways, an entry gate and other winery improvements; 2) Conversion of the existing cave to a Type III Cave (Tasting Room and Guided Tours); 3) Installation of a new winery recycled process wastewater system; 4) Installation of a new winery domestic wastewater system; 5) Increase onsite parking spaces from 13 to 15; 6) Change the traffic direction of the existing looped driveway to flow west to east; 7) Installation of a Left-Turn lane on Silverado Trail at the Project entrance; 8) Increase in annual permitted wine production from 20,000 gallons to 30,000 gallons; 9) Increase employment from three (3) full-time employees to four (4) full-time employees and two (2) part-time employees; 10) Establish Tours and Tastings by appointment only for a total of 30 visitors per day and a maximum of 210 visitors per week; 11) Establish a Marketing Program allowing 10 marketing events with total visitation not to exceed 12 vehicle trips and one (1) marketing event with total visitation not to exceed 20 vehicle trips; and 12) Addition of On-Premise consumption activities in conformity with AB 2004 (Evans Bill) within the patio area directly adjacent to the south cave portal. A Variance application (P23-00231) is also requested to allow the new winery within approximately 250 feet from the center line of Silverado Trail. Napa County code requires a 600-foot winery setback from Silverado Trail (N.C.C. § 18.104.230.A.1). The project would be built out over two (2) phases in order to maintain Average Daily Trips to the winery below 28 and not initially trigger the need to construct a Left-Turn Lane on Silverado Trail until phase two (2)

is constructed. Phasing will be conditioned in the project's Conditions of Approval. The project site is located on the Napa Valley Floor, approximately 0.3 miles north of the intersection of Silverado Trail and Dutch Henry Canyon Road. 4300 Silverado Trail, Calistoga, CA 94515. APN 020-120-028 (10.3- acre parcel).

Staff Recommendation: Adopt the Mitigated Negative Declaration and grant the Use Permit Minor Modification and Variance, as conditioned.

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

Applicant: Trey Eppright, 3215 Steck Avenue, Suite 101, Austin, TX 78757, email address: trey@captexdev.com

Representative: Joshua Devore. Tom Adams, DP&F, 1500 First Street, Suite 200, Napa, CA 94559; phone number (707) 761-7000, email address: jdevore@dpf-law.com, tadams@dpf-law.com

Attachments: [A - Recommended Findings](#)
[B - Recommended Conditions of Approval and Final Agency Approval Memos](#)
[C - Mitigated Negative Declaration](#)
[D - Minor Modification & Variance Applications](#)
[E - Project Description](#)
[F - Focused Vehicle Collision and Left-Turn Lane Requirement Analysis](#)
[G - Water Availability Analysis](#)
[H - Water Feasibility Report](#)
[I - Wastewater Feasibility Report](#)
[J - Stormwater Control Plan](#)
[K - Graphics](#)
[Item 2B - Public Comment \(added after initial agenda posting\).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 1/17/2025 BY 2:00P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA(By e-signature)

Angie Ramirez Vega, Secretary of the Zoning Administrator