



Action Minutes

Napa County Zoning Administrator Meeting

Brian Bordona, Zoning Administrator
Michael Parker, Planning Manager
Laura Anderson, County Counsel
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez Vega, Meeting Clerk

Wednesday, January 22, 2025

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. **AGENDA REVIEW**

Trevor Hawkes gave the agenda review.

2. **PUBLIC HEARING ITEMS**

A. **STEVE PADIS / PADIS RESIDENCE VIEWSHED PROTECTION PROGRAM / PERMIT NO. P24-00207-VIEW**

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

Andrew Amelung presented the item. Acting Zoning Administrator, Michael Parker opened public comment; one public comment was received. Acting Zoning Administrator, Michael Parker closed public comment. After receiving testimony, the Acting Zoning Administrator finds the project categorically exempt based on the recommended Findings 1-3 in Attachment A; and Approve Viewshed Protection Program Application No. P24-207-VIEW, based on recommended Findings 4-10 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B, subject to the change memo corrections as well as the Class 3 CEQA Exemption which was verbally entered into the administrative record..

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

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

Trevor Hawkes requested this item be continued. The applicant was present. There was no public comment heard on this item. After receiving testimony from applicant and applicant's representative. Acting Zoning Administrator closed public comment and decided to continue the item to February 26, 2025, at 9:00am.

3. ADJOURNMENT

Meeting adjourned at 9:19am.



ANGIE RAMIREZ VEGA, Clerk of the Meeting