

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, December 18, 2024

9:00 AM

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

Planning Commission

District 1, Kara Brunzell

District 2, Vacant

District 3, Heather Phillips (Vice-Chair)

District 4, Vacant

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 adopted calendar located at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/30839/2024-PC-Regular-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).

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**
- 4. APPROVAL OF MINUTES**

The Clerk of the Commission request approval of Minutes for the meeting held on:

December 4, 2024 (Commissioners Mazotti and Dameron were excused).

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

- A. GEORGE HENDRY / HENDRY WINERY / USE PERMIT MAJOR MODIFICATION APPLICATION #P15-00173-MOD [24-2099](#)

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: 2024110936)

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).

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. Hendry Winery Initial Study-Negative Declaration](#)
[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](#)
[Public Comment \(added after initial agenda posting\).pdf](#)
[Item 7A -Hendry Winery Use Permit Application \(added after meeting\).pdf](#)

B. BONNY'S VINEYARD (MEYER'S FAMILY WINERY) NEW WINERY USE PERMIT NO. P22-00002-UP [24-2000](#)

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts with incorporated Mitigation Measures. Mitigation Measures are proposed for the following areas: Biological Resources. In accordance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Negative Declaration to the State Clearinghouse for a 30-day review period beginning on November 15, 2024 and running through December 17, 2024 (State Clearinghouse No 2024110514). 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 of 30,000 gallons with the following characteristics:

1. A 10,996 square foot (sf) winery building with a 1,426 sf covered crush pad, a 392 sf uncovered mechanical yard and 1,255 sf of covered loggia (patio space);
2. Six (6) full-time employees;
3. By appointment tours and tastings for a maximum of 45 visitor per day with catering provided; catering will be prepared offsite, including outdoors tastings (as set forth in Conditions of Approval (COAs) No. 4.1 and 4.2);
4. A marketing program consisting of two (2) large events per year with a maximum of 150 visitors and nine (9) smaller events per year with a maximum of 80 visitors, including on-premises consumption of wine (as set forth in COA No. 4.3 and 4.4)
5. Production seven (7) days per week between 9:00 AM to 5 :00 PM, and visitation seven (7) days per week between 10:00 AM to 5:00 PM;
6. Parking for 20 cars with overflow event parking occurring on-site, and as needed along the existing vineyard avenues for events (but outside of required stream setbacks);
7. On-site landscaping;
8. On-site domestic wastewater treatment system and drip

- dispersal system, with 3,616 sf of dispersal area;
9. Widening of existing driveway to Napa County Road and Street Standards (NCRSS);,
 10. Three (3) 10,000-gallon water storage tanks; and,
 11. Use of existing site well #1 for winery uses (with monitoring of all 3 parcel wells).

The project is located on a 25.54-acre parcel within the Agricultural Preserve (AP) zoning district and designated as Agricultural Resource (AR) in the General Plan at 1555 Skellenger Lane, Napa (APN 030-200-080).

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration and approve the New Winery Use Permit (P22-00002-UP), subject to the recommended conditions of approval.

STAFF CONTACT: Dana Morrison, Supervising Planner, (707) 253-4437 or dana.morrison@countyofnapa.org

APPLICANT REPRESENTATIVE CONTACT: Cameron Pridmore of CMP Civil Engineering and Land Surveying Inc., 1607 Capell Valley Rd, Napa, CA 94558 (707) 266-2559, cameron@cmpengineering.com

Attachments: [Exhibit A Recommended Findings](#)
[Exhibit B Recommended COA and Final Agency Approval Memos](#)
[Exhibit C Initial Study - Mitigated Negative Declaration](#)
[Exhibit D Project Description](#)
[Exhibit E Plan Set and Exterior Color Elevations](#)
[Exhibit F Use Permit Application, Site Photos, Correspondence](#)
[Exhibit G Biological Study](#)
[Exhibit H Final Transportation Impact Study](#)
[Exhibit I Noise Study](#)
[Exhibit J Waterwater System Feasibility Report](#)
[Exhibit K Water Availability Analysis](#)
[Exhibit L Stormwater Control Plan Report](#)
[Exhibit M Winery Comparison Tables](#)
[Exhibit N Project Revision Statement](#)
[Exhibit O Graphics](#)
[Exhibit P Public Comment](#)
[Public Comment \(added after initial agenda posting\).pdf](#)

8. ADMINISTRATIVE ITEMS**A. ADOPTION OF THE 2025 PLANNING COMMISSION MEETING CALENDAR**[24-2118](#)

Request: Adopt the regular meeting schedule for 2025.

Staff Contact: Michael Parker, Planning Manager,
michael.parker@countyofnapa.org

Attachments: [2025 Meeting Calendar.pdf](#)

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE JANUARY 15, 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 12/6/2024 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH (By e-signature)
Alexandria Quackenbush, Clerk of the Commission