



Regular Meeting Minutes

Napa County Planning Commission

District 1, Kara Brunzell
District 2, Dave Whitmer (*Chair*)
District 3, Heather Phillips (*Vice-Chair*)
District 4, Andrew Mazotti
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

Wednesday, December 18, 2024

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. CALL TO ORDER / ROLL CALL

Commissioners Present: Kara Brunzell, Megan Dameron, Dave Whitmer

Commissioners Absent: Heather Phillips, Andrew Mazotti

2. PLEDGE OF ALLEGIANCE

Led by Chair Whitmer.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Motion by Member Brunzell to approve minutes for the December 4, 2024, regular meeting as presented, seconded by Chair Whitmer.

Vote: Carried 3-0-2

Yes: Brunzell, Whitmer, Dameron

No: None

Absent: Phillips, Mazotti

5. AGENDA REVIEW

Michael Parker gave the agenda review.

6. DISCLOSURES

Yes: Whitmer

No: Brunzell, Dameron

Absent: Phillips, Mazotti

7. PUBLIC HEARING ITEMS

A. GEORGE HENDRY / HENDRY WINERY / USE PERMIT MAJOR MODIFICATION APPLICATION #P15-00173-MOD

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

Chair Whitmer opened public comment; receiving none, he closed public comment.

Motion by Member Brunzell to continue the item to a date uncertain.

Seconded by Member Dameron.

Vote: Carried 3-0-2

Yes: Brunzell, Dameron, Whitmer

No: None

Absent: Phillips, Mazotti

B. BONNY'S VINEYARD (MEYER'S FAMILY WINERY) NEW WINERY USE PERMIT NO. P22-00002-UP

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

Chair Whitmer opened public comment; receiving none, he closed public comment. Motion by Member Brunzell to adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibit C) based on Findings 1-7 in Exhibit A; and approve Winery Use Permit No. P22-00002, based on recommended Findings 8-12 in Exhibit A and subject to the recommended Conditions of Approval in Exhibit B, seconded by Member Dameron.

Vote: Carried 3-0-2

Yes: Brunzell, Dameron, Whitmer

No: None

Absent: Phillips, Mazotti

8. ADMINISTRATIVE ITEMS

A. ADOPTION OF THE 2025 PLANNING COMMISSION MEETING CALENDAR

REQUEST: Adopt the regular meeting schedule for 2025.

STAFF CONTACT: Michael Parker, Planning Manager, michael.parker@countyofnapa.org

Motion by Member Brunzell to adopt the 2025 Planning Commission Meeting Calendar as presented.

Seconded by Member Dameron.

Vote: Carried 3-0-2

Yes: Brunzell, Dameron, Whitmer

No: None

Absent: Phillips, Mazotti

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

DISCUSSION OF ITEMS FOR THE *JANURARY 15, 2025 REGULAR MEETING*

Michael Parker discussed potential items for the January 15, 2025 meeting.

BOARD OF SUPERVISORS ACTIONS

Michel Parker reported on BOS actions.

OTHER DEPARTMENT ACTIVITIES

CODE COMPLIANCE REPORT

Brian Bordona provided an update on pending projects.

ZONING ADMINISTRATOR ACTIONS

No new ZA actions.

OTHER PENDING PROJECT'S STATUS

Brian Bordona led discussion regarding new planning commissioners, onboarding trainings

and workshops, Commissioners asked and Bordona responded to, questions.
Joelle Gallagher presented Proclamation for Chair David Whitmer.

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Member Dameron reported on the Wildlife Committee.

11. ADJOURNMENT

Meeting adjourned at 10:09am

A handwritten signature in black ink, appearing to read "A. Ramirez Vega", is written over a horizontal line.

ANGIE RAMIREZ VEGA, Meeting Clerk