



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, June 25, 2025

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. **AGENDA REVIEW**

Charlene Gallina gave the agenda review.

2. **PUBLIC HEARING ITEMS**

**A. AILENE M PRICHETT TR/ STEWART RANCH MICRO-WINERY / USE PERMIT
#P23-00178-UP**

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to 215303 (Class 3, New Construction or Conversion of Small Structures) of the State Guidelines and under Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County), Item No. 10 - Construction and operation of small wineries, other agricultural processing facilities and farm management uses. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Micro Winery Use Permit to establish a 250-gallon winery, including conversion of two existing structures with production and accessory uses, associated tours and tastings by appointment only, employees, on-premise consumption of wines, use of an existing well, four (4) 5,000-gallon water tanks for fire protection, additional septic reserve area, parking, widen the existing driveway to meet the Napa County Roads and Street Standards. The holding comprises approximately 26.99 acres, zoned Agricultural Watershed (AW) with a General Plan land use designation of Agriculture, Watershed and Open Space (AWOS), located at 2195 Golden Gate Drive near the City of Napa; following a recent lot line adjustment of which the parcel numbers have not yet change, include all of APN 043-190-013 (winery parcel) and 043-103-026 (well parcel), and a portion of APN 043-190-031 (winery parcel)

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve Use

Permit P23-00178-UP, as conditioned.

Staff Contact: Kelli Cahill, Planner III, (707) 265-2325; kelli.cahill@countyofnapa.org

Applicant Contact: Ailene Prichett and Paul Tarap, (707) 322-5557; ailene@oreocows.net

Kelli Cahill presented the staff report and recommendation. The applicant was present. There was no public comment heard on this item. After receiving testimony, the Zoning Administrator finds the project to be Categorically Exempt from CEQA, as set forth in recommended Finding 1 of Attachment A; and 2. Approve Use Permit P23-00178-UP based on recommended Findings 2-6 of Attachment A, subject to recommended Conditions of Approval included in Attachment B.

3. ADJOURNMENT

Meeting adjourned at 9:13am.



ANGIE RAMIREZ VEGA, Clerk of the Meeting