

# Napa County



## Agenda

**Wednesday, December 7, 2022**

**9:00 AM**

**Board of Supervisors Chambers  
1195 Third Street, Third Floor**

### **Planning Commission**

*Chair Megan Dameron, District 5  
Commissioner Joelle Gallagher, District 1  
Commissioner Dave Whitmer, District 2  
Commissioner Anne Cottrell, District 3  
Commissioner Andrew Mazotti, District 4*

*Interim Director Brian Bordona  
Commission Counsel Laura Anderson  
Commission Secretary:  
Alexandria Quackenbush*

**HOW TO WATCH OR LISTEN TO THE NAPA COUNTY PLANNING COMMISSION MEETING:**

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/23929/View-the-meeting-schedule-for-2022-Planning-Commission?bidId=>

**PLEASE SEE INSTRUCTIONS BELOW FOR VIRTUAL/TELEPHONIC ATTENDANCE.**

1. Watch on your TV - Napa Valley TV Channel 28.
2. Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.
3. Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
4. Via Granicus by [http://napa.granicus.com/ViewPublisher.php?view\\_id=21](http://napa.granicus.com/ViewPublisher.php?view_id=21)

You may submit public comment on any item that appears on the agenda, or general public comment for any item or issue that does not appear on the agenda, as follows:

**Via Email**

Send your comment to the following email address: [Planningcommissionclerk@countyofnapa.org](mailto:Planningcommissionclerk@countyofnapa.org). Please provide your name and indicate the agenda item upon which you are commenting. Emails received will not be read aloud but will still become part of the public record.

**Online**

1. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date.
2. Enter an email address and following naming convention:  
Item #, First Name Last Name
3. When the Chair calls for the item on which you wish to speak, click “raise hand.” Mute all other audio before speaking to avoid feedback.
4. When called, please limit your remarks to three minutes. After the comment, your microphone will be muted.

**By Phone**

1. Call the Zoom phone number and enter the webinar ID: 1-669-900-6833 Enter Meeting ID 991 4190 6645
2. When the Chair calls for the item on which you wish to speak, press \*9 to raise a hand. \*\*Please note that phone numbers in their entirety will be visible online while speakers are speaking.\*\*
3. Please provide your name and the agenda item on which you are commenting. Calls will be heard in the order received.
4. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

The above-identified measures exceed all legal requirements for participation and public comment, including those imposed by the Ralph M. Brown Act and Executive Order AB361. If you have any questions, contact us via telephone at (707) 253-4417 or email - [Planningcommissionclerk@countyofnapa.org](mailto:Planningcommissionclerk@countyofnapa.org).

## **APPEALS PROCEDURE**

If you do not agree with the Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item, you may appeal the Commission's action to the Napa County Board of Supervisors. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 310 in Napa. If you have any questions concerning the appeals procedure, please call (707) 253-4580 and request assistance.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

- 1. CALL TO ORDER; ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CITIZEN COMMENTS AND RECOMMENDATIONS**
- 4. APPROVAL OF MINUTES**

**The Clerk of the Commission requests approval of Minutes for the meetings held on:**

**October 5, 2022 (Commissioners Mazotti and Whitmer were excused)**

**November 2, 2022 (Chair Dameron was excused)**

**November 16, 2022 (Commissioners Cottrell and Gallagher were excused)**

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

FAR NIENTE WINE ESTATES LLC / BELLA UNION WINERY / USE  
PERMIT MAJOR MODIFICATION P19-00139

[22-1987](#)

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. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Major Modification to increase production, number of employees, and number of visitors. The project would modify the existing marketing plan, allow food and wine pairings with tastings, and permit on-premises consumption in additional areas on site. Physical changes on site include construction of an approximately 15,700 s.f. barrel storage and 2,000 office building, along with an addition to the existing winery building, additional parking spaces, and associated site improvements. Improvements to the existing water and wastewater systems would be required. The project site is located on a 60.65-acre parcel at 1960 St. Helena Highway, Rutherford, CA 94573. The General Plan designation is Agricultural Resource (AR) and the Zoning is Agricultural Preserve (AP). APN: 027-470-007.

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STAFF RECOMMENDATION: Adopt the Negative Declaration and approve the Use Permit Major Modification, as conditioned.

STAFF CONTACT: Emily Hedge, Planner III, (707) 259-8226 or [emily.hedge@countyofnapa.org](mailto:emily.hedge@countyofnapa.org)

APPLICANT REPRESENTATIVE CONTACT: Katherine Philippakis, Farella Braun + Martel LLP, 899 Adams Street, St. Helena; (707) 967-4000 or [kphilippakis@fbm.com](mailto:kphilippakis@fbm.com)

**Attachments:** [A. Recommended Findings](#)  
[B. Recommended Conditions of Approval and Final Agency Approval Memos](#)  
[C. Previous Conditions of Approvals](#)  
[D. Initial Study-Negative Declaration](#)  
[E. Use Permit Major Modification Application Packet](#)  
[F. Water Availability Analysis](#)  
[G. Water System Feasibility Report and Wastewater Feasibility Study](#)  
[H. Final Traffic Impact Report](#)  
[I. Environmental Noise Assessment](#)  
[J. Graphics](#)  
[K. Winery Comparison Analysis and Summary of Changes](#)  
[L. Public Comments](#)  
[Item 7A - Additional Public Comments.pdf](#)  
[Item 7A - Memorandum.pdf](#)

**8. ADMINISTRATIVE ITEMS - NONE.**

**9. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE DECEMBER 21, 2022 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. PROJECTS REQUIRING COMMISSION FOLLOW-UP REVIEW**

Refer to "PBES Current Projects" Web Page <https://www.countyofnapa.org/591/Current-Projects>

**12. 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 11/20/2022 BY 11:00 A.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Aime Ramos (By e-signature)

AIME RAMOS, Clerk of the Commission