



Action Minutes

Napa County Zoning Administrator Meeting

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

Wednesday, April 24, 2024

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. **AGENDA REVIEW**

Brian Bordona gave the agenda review.

2. **PUBLIC HEARING ITEMS**

A. JOHN CHAIX / CHAIX FAMILY MICRO WINERY / USE PERMIT #P23-00223-UP

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to §15303 (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 that: (a) are less than 5,000 square feet in size excluding caves; (b) will involve either no cave excavation, or excavation sufficient to create no more than 5,000 additional square feet within all the excavated cave spoils to be used on site; (c) will produce 30,000 gallons of wine or less per year; (d) will generate less than 40 vehicle trips per day and five (5) peak hour trips except on those days when marketing events are taking place; (e) will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; and, (f) hold no temporary events. 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 would allow for the following: 1) establishment of a 5,000 gallon per year winery within an approximately 244 square foot portion of an existing 463 sq. ft. garage (building #6); 2) tours and tastings for up to 10 guests per day Monday through Sunday; 70 persons per week during harvest and non-harvest seasons; 3) one full-time employee during harvest and non-harvest seasons; 4) on-premises consumption of wines produced on-site outside within a 658 sq. ft. patio area in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 5) production hours between 9:00 a.m. and 6:00 p.m. Monday

through Sunday and visitation hours between 9:00 a.m. to 6:00 p.m. Monday through Sunday; 6) installation of a parking area with five (5) parking stalls, one of which will be ADA compatible; 7) installation of an eight stall bicycle rack; 8) installation of a 2,500 gallon water storage tank; and 9) expansion of an existing and installation of a new access road to meet Napa County Road and Street Standards for commercial driveways. The subject property is comprised of approximately 37.31 acres, is zoned Agricultural Preserve (AP) with a General Plan land use designation of Agricultural Resource (AR) and is located at 1204 Manley Lane, Napa near the Rutherford area; APN 027-210-026.

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve Use Permit P23-00223-UP, as conditioned.

Staff Contact: Wendy Atkins, Planner II, (707) 259-8757; wendy.atkins@countyornapa.org

Applicant Contact: John Chaix, (949) 524-2482; john@chaixlaw.com
Charlene Gallina presented on behalf on Wendy Atkins, a summary of the staff report and recommendation. The applicant was present. There was no public comment heard on this item. After receiving testimony, the Zoning Administrator decided to find the project Categorically Exempt from CEQA and approve Use Permit P23-00223-UP, as conditioned and revised by staff.

3. ADJOURNMENT

Meeting adjourned.



BRIAN BORDONA, Zoning Administrator
ATTEST: Michael Parker, Planning Manager



ALEXANDRIA QUACKENBUSH, Clerk of the Meeting