



Meeting Minutes

Napa County Planning Commission

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

Brian Bordona, Interim Director
Laura Anderson, Commission Counsel
Alexandria Quackenbush, Secretary
Jason Hall, Secretary
Aime Ramos, Secretary

Wednesday, December 7, 2022

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. CALL TO ORDER / ROLL CALL

Present: Chair Dave Whitmer, Commissioner Andrew Mazotti, Commissioner Joelle Gallagher, Commissioner Anne Cottrell

Excused: Chair Megan Dameron

2. PLEDGE OF ALLEGIANCE

Chair Dave Whitmer led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

October 5, 2022 minutes were approved as presented.

DW-AM-MD-JG-AC

X

November 2, 2022 minutes were approved as presented.

DW-AM-MD-JG-AC

X

November 16, 2022 minutes were approved as presented.

DW-AM-MD-JG-AC

X

5. AGENDA REVIEW

Charlene Gallina gave the review.

6. DISCLOSURES

Chair Whitmer, Commissioners Cottrell and Gallagher gave disclosures.

7. PUBLIC HEARING ITEMS

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

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. 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

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

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

Commissioners voted to adopt the Negative Declaration based on Findings 1-7 in Attachment A; and approve Use Permit Modification No. P19-00139, based on recommended Findings 8-12 in Attachment A and subject to the recommended Conditions of Approval in Attachment B as amended.

DW-AM-MD-JG-AC

X

8. ADMINISTRATIVE ITEMS

None.

9. INTERIM DIRECTOR'S REPORT

Brian Bordona gave the report with discussion.

DISCUSSION OF ITEMS FOR THE **DECEMBER 21, 2022 REGULAR MEETING**

- Domaine Carneros Major Modification – Trevor Hawkes

BOARD OF SUPERVISORS ACTIONS

- The Board of Supervisors adopted the Building Code update, which will go into effect January 1st, 2023. Chief Building Official, Dave Giudice will be hosting a few workshops to explain the new regulations.

OTHER DEPARTMENT ACTIVITIES

- The Board of Supervisors adopted the Building Code update, which will go into effect January 1st, 2023. Chief Building Official, Dave Giudice will be hosting a few workshops to explain the new regulations.
- The Department is finalizing a revised well application and will be hosting workshops on how to submit a successful well application and to go over requirements.
- The adoption of the Road & Street Standards Ordinance was postponed.
- Charlene Gallina sent notification of the final Residential Development Ordinance workshop taking place on December 14, 2022 at 10:00 am in the BOS Chambers.
- Brian Bordona, Vin Smith and other Planning professionals met for a Leadership Napa Valley Planning Day.

CODE COMPLIANCE REPORT

ZONING ADMINISTRATOR ACTIONS

OTHER PENDING PROJECT'S STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

None.

11. FUTURE AGENDA ITEMS

Projects Requiring Commission Follow-Up Review, refer to "PBES Current Projects" Web Page <https://www.countyofnapa.org/591/Current-Projects>

12. ADJOURNMENT

Meeting adjourned to December 21, 2022 regular meeting.



DAVE WHITMER, Vice-Chairperson

ATTEST: Brian Bordona, Interim Director



ALEXANDRIA QUACKENBUSH, Clerk of the Commission

Key

Vote: JG = Joelle Gallagher; DW = Dave Whitmer; MD = Megan Dameron;

AC = Anne Cottrell; AM = Andrew Mazotti

The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused