

Applicant	Permit #	Meeting Date	Project Description						Determination of status					Website Link	
			Location	New/Expansion	Square Footage	Production (gallons/yr)	Visitors	Other Notes	CEQA Status	Approved	Decision Date	At Planning Comm.	At Board of Supervisors	Minutes	Documents
OPUS ONE WINERY	P14-00177-MOD	5/18/2016	7900 St. Helena Highway on a 49.3 acre parcel on the west side of St. Helena Highway north of the intersection of St. Helena Highway and Oakville Cross Road, Oakville, CA, within the AP (Agricultural Preserve) zoning district (Assessor's Parcel # 031-120-007).	Expansion-- Major Modification Permit	Seeking increase of 51,906 s.f. of construction addition to the rear of the existing winery building which will include: a fermentation tank room, barrel preparation areas, barrel storage, equipment storage, wine tasting and visitor center with veranda, wine case	Increase from 110,000 g/y to 250,000 g/y	Increase from 165 weekdays/ 500 weekend/ 1,200 weekly visitors to 200/500/1,450	Also seeking: increase to marketing program of ten (10) events for ten (10) guests, ten (10) events for 25 guests, ten (10) events for 100 guests, and five (5) events for 300 guests; construct 15 new parking spaces for a total of 122 parking spaces; 6) provide higher aeration capacity for the existing wastewater system as necessary, and increase in	Consideration of ND	Comm. voted to adopt the ND	5/18/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_3fb59ed72974ea99e5a9710873233ab0.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4669
MAHONEY VINEYARDS	P14-00242	5/18/2016	1134 Dealy Lane, approximately a quarter mile north of Old Sonoma Road, on a 10.05 acre site, within the AW (Agricultural Watershed) zoning district (Assessor's Parcel # 047-090-007-000).	New.	Conversion of 4,450 sq. ft. wine warehouse to winery case goods storage; 2) construction of a new 1,960 sq. ft. tasting room; 3) construction of a 3,000 sq. ft. covered crush pad	30,000 g/y	15/day and 84/week	Marketing program of ten (10) 30 person marketing events annually and two (2) 75 person release events annually; two full-time employees; on-premises consumption and sale of wine produced onsite and purchased from the winery;	Consideration of Categorical Exemptions to CEQA	Comm. Voted to find it Categorical Exempt from CEQA	5/19/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_3fb59ed72974ea99e5a9710873233ab0.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4669
FROG'S LEAP WINERY	P14-00054-MOD	6/15/2016 8/17/2016	8815 Conn Creek Road on a 38.92 acre parcel on the west side of Conn Creek Road between Silverado Trail and Rutherford Road, Rutherford, CA, within an AP (Agriculture Preserve) zoning district (Assessor's Parcel # 030-090-033-000).	Expansion-- Major Modification Permit	Construction of a 3,047 sq. ft. agricultural processing facility, a 625 sq. ft. tasting room, and an 845 sq. ft. porch to replace an existing 2,290 sq. ft. modular office building; demolition of a 2,290 sq. ft. modular office building	240,000 g/y	Increase from 50/day and 350/week to 125/week/day, 300/weekend, and 1,100/weekly	Modify Marketing Plan from three monthly events for up to 25 persons to add 52 weekly events for up to 20 persons, 12 monthly events up to 150 persons, four quarterly events up to 500 persons, and participation in Auction Napa Valley; upgrade water system and wastewater treatment and disposal systems; installation of four new water tanks totaling 35,000 gallons for fire suppression; increase full time employees from four 30 full-time employees and five part-time employees; and the addition of 30 parking spaces for a total of 68 spaces.	Consideration of a Revised ND	Continued to August 17, 2016; Comm. Voted to adopt the RND	8/17/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_cea4405dc7845b2d575bce7e4d305100.pdf&view=1 http://napa.granicus.com/DocumentViewer.php?file=napa_f089cc4d5fa86ba99a5c789a8c824cdf3.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4770 http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4777
SODHANI WINERY	P14-00402-UP P16-00111-VIEW	6/15/2016	11.1 acre parcel within the Agriculture Watershed (AW) zoning district and accessed via a private driveway located off State Highway 29; 3283 St. Helena Highway North, St. Helena, CA 94574; APN: 022-080-004.	New.	Construction of a 3,047 sq. ft. agricultural processing facility, a 625 sq. ft. tasting room, and an 845 sq. ft. porch to replace an existing 2,290 sq. ft. modular office building; demolition of a 2,290 sq. ft. modular office building	12,000 g/y	No visitation or marketing events are proposed	Construction of (4) parking spaces (3) standard spaces and one ADA space; Installation of landscaping; Construction of a new 20-foot wide driveway from the proposed winery to State Highway 29; (8) Installation of an in-ground wastewater treatment system or hold and haul system; (I) Removal of an existing water tank and construction of six 10,000 gallon water storage tanks, 156 square foot fire pump house, and associated piping; and (9) Disposal of cave spoils on-site.	Consideration of a MND Request for exception to Napa County Road Standards and the Fire Safe Regulations	Comm. Voted to adopt MND and MMRP	6/15/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_cea4405dc7845b2d575bce7e4d305100.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4770
MOUNTAIN PEAK WINERY	P13-00320-UP	6/20/2016 1/4/2017 8/17/2016 10/19/2016 11/2/2016	41.76-acre parcel on the northwest side of Soda Canyon Road, approximately 6.1 miles north of its intersection with Silverado Road, 3265 Soda Canyon Road, Napa, CA, 94558; APN: 032-500-033.	New	33,424 square foot cave, approximately 8,046 square foot tasting and office building, and approximately 6,412 square foot covered outdoor crush pad and work area	100,000 g/y	80/day and 320/week	Demolition of the existing single family residence; installation of 26 parking spaces; construction of (2) new driveways and private access roads with ingress/egress from Soda Canyon Road; installation of a High Treatment wastewater treatment system and community non-transient potable water supply sourced from on-site private	Consideration of ND Request for exception to Road Standards	Continued to August 17, November 16, October 19, 2016. Comm. Voted to adopt ND and approve Permits on 4/1/2017	1/4/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_b29c9c4d392c582baa5a5b30cb0fa324a.pdf&view=1	http://napa.granicus.com/DocumentViewer.php?file=napa_b29c9c4d392c582baa5a5b30cb0fa324a.pdf&view=1
TAYLOR FAMILY VINEYARDS	P15-00291-UP	8/3/2016	21.1 acre parcel within the Agricultural Preserve (AP) zoning district and accessed via a private driveway located off Silverado Trail; 5991 Silverado Trail, Napa, CA 94558; APN: 039-040-016.	New	(1) Conversion of an existing 1,600 square foot barn for winery production to include a 400 square foot barrel storage area, 80 square foot restroom, 400 square foot tasting room, 120 square foot laboratory, and 600 square foot production area; (2) Construction of a 400 square foot covered crush pad	15,000 g/y	17/day and 119/week	Construction of five parking spaces (four standard spaces and one ADA space); Lot line adjustment with the adjoining parcel; Improvement of the driveway to a width of 20-feet from winery to Silverado Trail; Expansion of an in-ground wastewater treatment system; Installation of two 10,000 gallon water tanks; Installation of a left-turn lane from Silverado Trail to the project driveway	Consideration of Categorical Exemption to CEQA	Comm. Voted to find it Categorical Exempt	8/3/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_0e12524e4d59f14f43f68219e0432d2.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4776
YOUNTVILLE HILL WINERY/ CS2 WINES	P13-00279 P13-00417 P13-00416	8/3/2016 10/19/2016	10.9 acre project site is located on the east side of State Route 29 approximately ¼-mile south of the Yount Mill Road / State Route 29 intersection. APN's: 031-130-028 & 029. 7400 St. Helena Hwy, Napa.	New	N/A	100,000 g/y	N/A	Public hearing to receive comments re the DEIR to analyze the direct, indirect and cumulative impacts of project.	Completed DEIR and released for agency review.	Comm. Receive comments and extend review period	8/3/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_0e12524e4d59f14f43f68219e0432d2.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4776

SLEEPING GIANT WINERY/ COSTA DEL SOL, LLC	P15-00284-UP	9/7/2016	11.41 acre parcel, within the AW (Agricultural Watershed) zoning district on the north side of Las Amigas Road, approximately a ½ mile west of its intersection with Cuttings Wharf Road; 2258 Las Amigas Road, Napa CA; APN: 047-290-031.	New	Two-story 12,745 sf winery building which includes a 4,366 sf crush pad. Demolition of an existing 1,138 sf barn; A 1,196 sf outdoor terrace; Removal of two (2) abandoned wells and two (2) water storage tanks;	30,000 g/y	10/weekday, 15/weekend, 85/week	Program of six (6) events annually with 50 guests; Six employees; On-premises consumption of wines; Construction of wastewater facility; Construction of water system; Installation of one (1) 50,000 gallon fire water storage tank, two (2) 5,000 gallon process wastewater storage tanks, and one (1) 5,000 gallon irrigation water storage tank, and one (1) 2,000 gallon domestic and process water storage tank; Construction of 12 parking spaces; Removal of 0.50 acre of vineyards; Undergrounding of overhead utility power line to the site; Extension of the recycled water line for irrigation and project landscaping; Upgrade of the driveway to Napa County Roads and Streets Standards.	Consideration of ND	Comm. Voted to adopt NG and approve Permit	9/7/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_ec4ae6e2c73af222cf9869e498df71fb.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4841
BEAU VIGNE WINERY/ ED SNIDER DBA BEAU VIGNE	P15-00200-MOD	9/7/2016	a ±7.96-acre parcel and on the west side of Silverado Trail approximately 190 feet north of its intersection with Petra Lane and approximately 625 feet north of its intersection with Soda Canyon Road, within the Agricultural Preserve (AP) zoning district; 4057 Silverado Trail, Napa; APN: 039-390-016.	Expansion	New 5,807 sf. winery production building to include: a) Construction of a 2,673 sf. covered crush pad and a 1,133 sf. receiving area; b) 4,473 sf. outdoor pallet storage area; new 1,773 sf. office/hospitality building; 11 visitor and three (3) employee parking spaces	Expand from 8,000 to 14,000 g/y	Add 10/weekday, 15/weekend, 80/week	Demolition of the existing winery building, crush pad, residence, and outbuildings. Add Marketing Program for one (1) event/month for 25 guests, and two (2) per year for 30 guests; On-premise consumption of wines produced on-site; Installation of one 61,000 water storage tank for fire protection; new driveway to County winery standards to improve the internal circulation on the property; Construction of a left turn lane on Silverado Trail; Removal of 0.6 acres of vineyard; Construction of a new well, installation of new water, wastewater, and fire suppression systems; and, Installation of site landscaping.	Consideration of MND	Comm. Voted to adopt MND and MMRP	9/7/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_ec4ae6e2c73af222cf9869e498df71fb.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4841
CHANTICLEER WINERY	P14-00304-UP P14-00305-VAR	9/7/2016	40-acre parcel on the west side of Solano Avenue, south of the Town of Yountville. The site address is 4 Vineyard View Drive; APN: 034-150-045.	New	5,400 square foot winery building-- 4,800 square foot first floor and 600 square foot mezzanine; 500 square foot covered crush pad and outdoor work area; 8,900 square feet of caves including 550 square foot bottle storage room; Covered storage, trash, and recycle enclosure	10,000 g/y	N/A	Demolition of an existing approximately 3,500 square foot barn; Marketing program of one (1) marketing event per month for a maximum of 25 persons per event; Two (2) full-time and two (2) part time employees; Six (6) parking spaces for visitors and employees; One (1) loading dock; 50,000 gallon fire water tank and 5,000 gallon domestic water tank; Improved access driveways and walkways; Installation of storm drainage facilities and water conveyances; Wastewater treatment and disposal facilities; and Fire suppression equipment and facilities.	Consideration of ND Exception to Road Standards	Comm. Voted to adopt the ND and approve the Permit	9/7/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_ec4ae6e2c73af222cf9869e498df71fb.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4841
MCVICAR VINEYARDS	P15-00020-UP	10/19/2016	7.5 acre parcel within the Agricultural Preserve (AP) zoning district and accessed via a private driveway located off Solano Avenue; 6155 Solano Avenue, Napa, CA 94558; APN: 034-160-008.	Expansion from Small Winery Exemption permit to Winery	(1) Conversion of an existing 1,131 square foot building for winery production to include a 300 square foot tasting room and 831 square foot production area; (2) Construction of a 600 square foot covered crush pad and 800 square foot patio	20,000 g/y	12/day, 84/week	Employment of seven (7) full-time employees; Construction of six (6) parking spaces; Construction of a new pipe connection from the proposed crush pad area to the existing waste processing system	Requesting Categorical Exemption from CEQA	Comm. Voted to find it Categorical Exempt; and voted to approve Permit.	10/19/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_9a6e9705beb0f8185f3787ee9c777979.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4844
YOUNTVILLE WASHINGTON ST WINERY	P16-00083-UP	10/19/2016	10.5 acre parcel within the Agricultural Preserve (AP) zoning district and accessed via a new driveway from Washington Street; 6170 Washington Street, Napa, CA 94558; APN: 036-110-009.	New	(a) the construction of a 3,460 sq. ft. winery production building including a 480 sq. ft. covered crush pad; (b) construction of a 1,324 sq. ft. hospitality building	30,000 g/y	25/day	Employment of (10) or fewer persons full and part time; marketing program to host ten (10) events of up to 30 persons and one (1) event during the annual wine auction of up to 100 persons, for a total attendance of 400 persons annually; allow on-site consumption of wines produced on site; construct associated on-site and off-site improvements.	Requesting Categorical Exemption from CEQA	Comm. Voted to find it Categorical Exempt; and voted to approve Permit.	10/20/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_9a6e9705beb0f8185f3787ee9c777979.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4844

SLEEPING LADY WINERY	P15-00423-UP	12/17/2016	split-zoned Agricultural Watershed (AW) and Agricultural Preserve (AP). The site address is 5537 Solano Avenue, Napa, APN: 034-170-005.	New	Restore and convert the 3,600 square foot barn to a 3,200 square foot winery building with 320 square foot tasting room, and 1,000 square foot uncovered mechanical area behind the winery building. In addition, 4,000 square foot covered outdoor fermentation and processing work area	30,000 g/y	20/day	1,000 cubic yards of spoils generated through construction to be used on-site or hauled off-site to a location pre-approved by Napa County. Installation of wastewater treatment systems; Temporary hold and haul system; Outdoor hospitality area of 2,300 square feet with an arbor; On-premises consumption of wines; Seven (7) parking spaces; Two (2) water storage tanks (10,000 gallons); Driveway improvements; Ten events (30 persons each) and two events (75 persons each) per year; Two (2) full time and two (2) part time employees	Consideration of ND	Comm. Voted to adopt the ND and approve the Permit	12/7/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_9a63c436211a7bc8e040c149bf4f8f39.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4847
ETUDE WINERY	NO. P15-00355	12/21/2016	29.81 acre parcel within the Agricultural Watershed (AW) zoning district and accessed via a private driveway located off Cuttings Wharf Road, 1250 Cuttings Wharf Road, Napa, CA 94559; APN: 047-230-033.	Expansion-- Major Modification Permit	Replacement of the lawn area with decomposed granite for use as additional 10,000 square foot outdoor seating area;	From 150,000 g/y to 300,000 g/y	From 200/day to 350.day. 2,450/week	Upgrading of the existing wastewater system and associated infrastructure; Installation of a left-turn lane on Cuttings Wharf Road at the project access driveway; four (4) events per year with a maximum of 40 guests; and (9) increase full time employees from 19 to 22.	Consideration of ND	Comm. Voted to adopt the ND and approve the Permit	12/21/2016	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_9140b648b76d278c7a02ef5a13a29c9e.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=4848
RAYMOND VINEYARD AND CELLAR/ RAYMOND - TICEN RANCH WINERY	P15-00307 – MOD	1/18/2017 2/1/2017	849 Zinfandel Lane and 1584 St. Helena Highway (Assessor's Parcel Nos. 030-270-013 and 030-270-012, respectively) have a General Plan land use designation of Agricultural Resource and are located in the AP (Agricultural Preserve) Zoning District.	Expansion-- Major Modification Permit	N/A; seemingly large	N/A	N/A	Addition of Ticen Ranch property into Raymond Winery-- conversion of the Ticen Ranch residence and barn into winery space; new access driveway to Raymond Winery from St. Helena Highway and across Ticen Ranch parcel; construction of vineyard viewing platform, 61 new parking stalls, improvements to existing sanitary wastewater treatment system, and installation of two, 10,000-gallon tanks for storage of water for fire suppression. Legitimize an existing, noncompliant number of employees (90 full-time, part-time and seasonal) and site modifications and that are already in place but were completed without County permit approvals.	Consideration of ND	Continued public hearing Continued to March 12, 2017 Comm. Voted to adopt the MND and MMRP and approve Major Modification Permit	3/15/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_f3f0f15113590887768b5a70a1eb324c.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5014
SAN BERNABE/ SAM JASPER WINERY	P15-00077-UP	1/18/2017	4059 Silverado Trail, Napa, in the AP (Agricultural Preserve) Zoning District; Assessor's Parcel No 039-390-023.	New	17,400 square foot new structure housing tasting rooms, administrative offices, barrel storage and fermentation rooms, and hospitality areas, plus 200 additional square feet of detached trash/recycling enclosures	20,000 g/y	25/day, 160/week	The site is currently developed with a single-family residence and 7.25 acres of vineyards; two full-time and two part-time employees, plus two part-time seasonal employees during the harvest season; up to 23 marketing events annually, with 10 events annually for up to 15 guests, 10 events annually for up to 25 guests and three events annually for up to 50 guests with food	Consideration of ND	Comm. Voted to adopt the ND and approve the Permit	1/18/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_d2139f6cc70a2a2c1e571abab6f223.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5010
LAURA & MICHAEL SWANTON/ LAURA MICHAEL WINES	P16-00033-MOD P16-00288-VAR	1/18/2017	±3.23 acre parcel on the east side of Lake County Highway (State Highway 29), approximately 800 feet north of its intersection with Silverado Trail in the Calistoga area. The General Plan Land Use designation is Agriculture, Watershed and Open Space, and the property is zoned Agricultural Watershed (AW); 2250 Lake County Highway, Calistoga, APN: 017-230-009.	Expansion- Major Modification Permit	N/A; seemingly small	5,000 g/y	12/day, 84/week	50 sq. ft. free-standing ADA accessible restroom; one (1) ADA accessible parking space; (1) part-time employee; 6 marketing events per year for 30 guests and one (1) event per year for a maximum of 75 guests; 6) relocate the existing parking spaces; allow construction of the new free-standing accessory restroom building ±94 feet from Lake County Highway (State Highway 29), in lieu of the required minimum 600-ft winery setback.	Requesting Categorical Exception from CEQA	Comm. Voted to find it Categorically Exempt; and voted to approve Permit.	1/18/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_d2139f6cc70a2a2c1e571abab6f223.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5010
GRASSI WINE COMPANY/ GRASSI FAMILY WINERY	P15-00339-UP	2/1/2017	10.05-acre property is located at 1044 Soda Canyon Road, Napa, approximately 700 northeast of its intersection with Silverado Trail within the AW (Agricultural Watershed) Zoning District; Assessor's Parcel No 039-140-027.	New	3,072 sq. ft. production facility building for crush, fermentation and barrel aging, including a 2,435 sq. ft. covered outdoor crush pad and work area and 1,942 sq. ft. outdoor fermentation tank area with mechanical equipment enclosure, storage areas and waste/recycling enclosure; 1,266 sq. ft. hospitality structure with 1,204 sq. ft. outdoor terrace for visitation;	25,000 g/y	12/day, 70/week	Install parking for 9 vehicles; Extend and widen the site access driveway to a 20-foot width including installation of a new bridge over an intermittent drainage; Install a new subsurface drip wastewater treatment system for process and domestic waste; Install three water storage tanks consisting of two 10,000 gallon water storage tanks for winery water needs, and one 48,000 gallon fire suppression water tank; 10 or fewer employees; one event annually for up to 75 guests, two events annually for up to 40 guests	Consideration of ND	Comm. Voted to adopt the ND and approve the Permit	2/1/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_66b0b28f537efa57889212c499f0c4c.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5011

PD PROPERTIES/ FLYNNVILLE WINE COMPANY	P12-00222-UP P12-00223-VAR	2/15/2017 4/5/2017	10.09 acre parcel within the Agricultural Watershed (AW) and Agricultural Preserve (AP) zoning districts and accessed via a private driveway located off Maple Lane; 1184 Maple Lane, Calistoga, CA 94515; APNs: 020-320-003; 020-320-006; 020-320-009; 020-320-015; 020-320-016; and 020-170-012.	New	Construct two buildings, totaling 24,210 square feet in area	60,000 g/y	25/day	Demolish five buildings totaling 21,450 square feet; (6) events per year with 25 guests, six (6) events per year with 50 guests, and three (3) events per year with 100 guests; 15 employees; parcel merger of APNs to establish a minimum parcel size of 10 acres; allow construction of the winery buildings at 150-feet from State Highway 29 (within 600-foot setback), at 78-feet from Maple Lane (within the 300-foot setback), and at 84 feet from Ida Lane (within the 300-foot setback)	Consideration of MND and MMRP	Continued to April 5, 2017 Comm. Voted to adopt the MND and MMRP and approve the Permit	4/5/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_d27857efc3d161342fcd4fc9db09a79e.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5015
WHL WINERY	P15-00215-UP	2/15/2017 4/5/2017	19.97-acre parcel within the Agricultural Preserve (AP) zoning district on the southeast side of South Whitehall Lane (a shared private access drive), approximately 630-feet west of the bend in the road or approximately 0.6 miles south of Whitehall Lane. 1561 South Whitehall Lane, St. Helena, CA 94574. APN: 027-460-013.	New	6,812 sq. ft. winery building with an 1,230 sq. ft. unenclosed covered crush pad area; 384 sq. ft. pump house and trash enclosure	10,000 g/y	None planned	on-site parking for two (2) vehicles; a new driveway adjoining the west property line; fewer than 10 full and part time employees; four (4) water storage tanks with a capacity of 10,000 gallons each for fire protection, domestic and irrigation; and installation of a wastewater treatment system	Consideration of ND and exception to Road Standards	Continued to March 15, 2017, April 5, 2017 Comm. Voted to adopt ND and approve Permit	4/5/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_d27857efc3d161342fcd4fc9db09a79e.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5015
BALDACCIO FAMILY VINEYARDS	P15-00422 P16-00295	2/15/2017	28.7 acre parcel on the west side of Silverado Trail, approximately ½-mile south of the Silverado Trail/Yountville Cross Road intersection. A new driveway is proposed on an adjoining 2.0 acre parcel under the same ownership. 6236 Silverado Trail (winery) & 6171 Silverado Trail (driveway), Napa, CA 94558. APN's: 031-230-006 (winery) &	Expansion	New 2,619 sq. ft. production building with an enclosed crush pad area; conversion of the existing 1,345 sq. ft. winery building to an administrative building and the construction of a 3,510 sq. ft. addition for hospitality use; construction of an 11,031 sq. ft. addition to the existing 7,613 sq. ft.	Increase from 20,000 g/y to 40,000 g/y	100/day	On-premises consumption of wines produced on site; increase parking from 6 to 16 spaces; relocation of two (2) existing water storage tanks; new driveway connection to the winery; two events per month for up to 30 persons, four events per year for up to 100 persons, and six events per year for up to 50 persons; up to 10 full	Consideration of ND	Comm. Voted to adopt ND and approve the Permit	2/15/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_0f95b650cfd73c30c94616dca96144a.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5012
BIN TO BOTTLE WINE PRODUCTION FACILITY	P15-00278-MOD	2/22/2017	3.50 acre project site is located approximately 2,385 feet north of the North Kelly Road and Camino Dorado intersection and approximately 474 feet north of State Highway 12 and east of State Highway 29 within the GI-AC (General Industrial: Airport Compatibility Combination) District; 122 Oruga, Napa; APN 057-152-012.	Expansion- Major Modification Permit	±28,000 square foot new building for barrel storage and processing; conversion of an existing 20,250 square foot warehouse building into ±17,250 square feet for wine processing and storage, ±3,000 square feet for office use	250,000 g/y	N/A	Planting of additional landscaping and improvement of parking areas; installation of a process waste treatment system; retail sales of wines produced on premises to industry trade and invited guests; increase the maximum number of employees from 20 to 24.	Consideration of ND	Comm. Voted to adopt ND and approve the Permit for Major Modification	2/22/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_e702d210f8d9ae7bc73469b6e99a6e00.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5040
BLACK SEARS WINERY	P15-00201	2/22/2017	65.2-acre property on which the winery is located is at 2600 Summit Lake Drive, Angwin (Assessor's Parcel No. 018-060-066). The property has a General Plan land use designation of Agriculture, Watershed and Open Space (AWOS) and is located in the AW (Agricultural Watershed) District.	Expansion- Major Modification Permit	N/A	20,000 g/y	16/day	10 events annually, with up to 30 people per event; recognition of a previously-built, 2,900 square foot expansion of the on-site wine cave; retail sales and on-site consumption of purchased wine; exception to Standards to allow reduce the width of portions of the private segment of Summit Lake Drive to range from 13 to 18 feet; and modifications to existing wastewater treatment infrastructure on the property.	Consideration of a Categorical Exception to CEQA	Comm. Voted to find the project Categorically Exempt from CEQA and approve Major Modification Permit	2/22/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_e702d210f8d9ae7bc73469b6e99a6e00.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5040
FORTUNATI VINEYARDS WINERY	P16-00043-UP	2/22/2017	10.28-acre parcel. The General Plan land use designation is Agricultural Resource (AR) and is within the Agricultural Preserve (AP) zoning district; 986 Salvador Avenue, Napa; APN: 036-180-004.	New	Two-story 1,500 square foot winery production building which includes a 227 square foot covered crush pad; an attached 304 square foot covered equipment area	12,000 g/y	10/day	Installation of three water tanks totaling 20,000 gallons; construction of a looped access driveway; construction of seven (7) parking spaces; one full-time and one part-time employee; 10 events annually with 30 guests maximum and 1 event annually for 100 guests maximum; use of portable toilets for the large marketing event; use of existing vineyard avenues for overflow parking during marketing events; construction of code compliant water and waste water, storm drainage, and fire suppression facilities; installation of on-site landscaping; (n) installation of a solid waste and recycling storage area	Consideration of a Categorical Exception to CEQA	Comm. Voted to find the project Categorically Exempt from CEQA and approve Permit	2/22/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_e702d210f8d9ae7bc73469b6e99a6e00.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5040

ROBERT DELEUZE/ ZD WINES	P16-16-00026-MOD P17-00389-MOD	3/15/2017 7/11/2018	5.75± acre parcel on the west side of Silverado Trail, approximately one mile northwest of Skellenger Lane and one mile southeast of Sage Canyon Rd., within the Agriculture, Watershed and Open Space General Plan land use designation and within the Agricultural Preserve zoning district. 8383 Silverado Trail, Napa. APN: 030-200-005.	Expansion-- Major Modification Permit (2 separate times)	Approx. 2000 Rearrange the 33 existing parking spaces and add approximately ±729 sq. ft. of pervious surfaces to the existing asphalt surface to allow all parking stalls 19 ft. in length; re-allocate 56 sq. ft. of existing building area to expand the 815 sq. ft. second floor tasting room area to a total of 871 sq. ft.; remodel and expand the existing 622 sq. ft. second floor deck, adding a partial covering for a total of 1,228 sq. ft. in area	Increase from 70,000 g/y to 120,000 g/y	225/day	25 full-time employees, 10 part-time employees	Consideration of a Categorical Exception to CEQA Consideration of a ND	Comm. Voted to find the project Categorical Exempt from CEQA and approve Permit Comm. Voted to adopt ND	3/15/2017 7/11/2018	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_f3fd115113590887768b5a70a1eb324c.pdf&view=1 http://napa.granicus.com/DocumentViewer.php?file=napa_4a468a8bd03a8510c209134f3c73433b.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5014 http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5020
BEHRENS FAMILY WINERY	P15-00203-UP P15-00341-VAR	4/5/2017	20 acre parcel within the Agricultural Watershed (AW) zoning district and accessed via a private driveway located off Spring Mountain Road; 4078 Spring Mountain Road, Saint Helena, CA 94574; APN: 020-300-035.	Expansion-- Major Modification Permit	7,319 square feet total: Construction of the proposed hospitality building and bathroom building and expansion of the existing winery building approximately 100 feet within the 300 foot winery setback from the private driveway from Spring Mountain Road which serves one additional parcel to the north of the subject site.	Increase from 10,000 g/y to 20,000 g/y	32/day	Project also includes: request for an exception to the Napa (RSS). Exception to the State Responsibility Area Fire Safe Regulations to allow a reduced roadway width of a single traffic lane with a minimum paved width of 12 feet because of unique features of the natural environment-- 250 feet in length. Exception to allow an average longitudinal slope of 18 percent for a 50 foot section of roadway. The Napa County RSS require two ten (10) foot wide traffic lanes and permit a maximum longitudinal slope of 16 percent.	Consideration of a MND and MMRP	Comm. Voted to adopt the MND and MMRP; approve the exception to Street Standards; Approve Permit for Major Modification.	4/5/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_d27857efc3d161342fcd4fc9db09a79e.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5015
NAPA CUSTOM CRUSH/ THE CAVES AT SODA CANYON	P16-00106	4/19/2017	41.35 acre site approximately 2,200 feet west of Soda Canyon Road; approximately 4.0 miles north of the Silverado Trail/Soda Canyon Road intersection. The project is within the Agriculture, Watershed and Open Space (AWOS) General Plan land use designation and within the Agricultural Watershed (AW) zoning district. 2275 Soda Canyon Road, APN 039-640-013.	Expansion-- Major Modification Permit	Approximately 2,400 sq. ft. cover over an existing outdoor paved area; use of an existing private patio terrace (no construction); remove internal cave wall to open access from the fourth portal to the patio terrace; conversion of 400 sq. ft. of approved cave area to a kitchen	Increase from 30,000 to 60,000 g/y	N/A	Install a wastewater system and discontinue use of hold and haul; and improvements to the existing road	Consideration of addendum to MND	Comm. Voted to adopt Addendum to MND and approve the exception to Road standards and the Major Modification	4/19/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_f46cc6d493f06a18806b7242e4604216.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5016
FLORA SPRINGS WINERY	P15-00111	5/3/2017	203 acre parcel within the Agricultural Watershed (AW) and Agricultural Preserve (AP) zoning districts and is accessed via a private driveway located off West Zinfandel Lane; 1978 West Zinfandel Lane, Saint Helena, CA 94574; APN: 027-100-037	Expansion-- Major Modification Permit	No new buildings or other external changes to the winery's physical facility are proposed, nor any increase in production.	120,000 g/y	Increase from 65/day and 455/week to 100/day, 700/week	Upgrading wastewater system and infrastructure to include two (2) additional 10,500 gallon domestic water storage tanks and one (1) 2,000 gallon septic tank, and dispersal field expansion requiring the removal of approximately 5,000 square feet of vineyards; Increase on-site employees from eight to 16 full-time and six to 9 part-time, and seven harvest season employees; (6) Increase parking spaces from 33 to 38 and the use of 20,600 square foot staging area for an additional 69 spaces during marketing events	Consideration of MND and MMRP. RSS Exception Request	Comm. Voted to adopt MND and approve exception to RSS	5/3/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_f64459da906cb1e871ace97d7171b587.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5017
TRUCHARD FAMILY WINERY	P14-00330-UP P14-00331-VAR	5/3/2017 6/7/2017	11.52 acre parcel, within the AW: Agricultural Watershed zoning district approximately 1,320 feet south of Congress Valley Road and Old Sonoma Road intersection approximately 225 feet on the east side of the Old Sonoma Road located at 4062 Old Sonoma Road, Napa CA.; APN: 043-040-001. The project will rely on the adjacent 26 acre vineyard parcel (APN: 043-040-003) to dispose of the treated wastewater and utilize the existing connection to the Congress Valley Water Department and/or well on the adjacent parcel (APN 043-061-022).	New	33,702 sf winery building and a 1,200 sf attached covered crush pad	100,000 g/y	40/weekday, 60/weekends. 320/week	Construction of 13 parking spaces; Improvement of the southern driveway dedicated to winery visitors. The northern driveway to be dedicated for agricultural purposes, employees and production activities; Construction of a new entry gate for the southern driveway; Replacement of existing wooden bridge with a clearspan bridge; Construction of an on-site wastewater system with disposal of treated wastewater on vineyards on the adjacent 26 acre parcel; On-site water storage tanks and utilizing the existing connection to the Congress Valley Water Department.	Consideration of ND. A Variance application requested for construction of winery 178 feet within the 600 foot winery setback of Old Sonoma Road.	Continued to June 7, 2017 Comm. Voted to drop item from agenda and re-notice at future date	NO	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_4c8be0240304b19dfbbf273e5edffac5.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5019
BEAUTIFUL DAY WINERY	P15-00202-UP	5/3/2017	28.8 acre parcel within the Agricultural Preserve (AP) zoning district and accessed via a private driveway located off St. Helena Highway North; 4500 St. Helena Highway North, Calistoga, CA 94515; APN: 020-180-037.	New	17,972 square-foot production facility, a 3,271 square-foot hospitality building, and a 3,228 square-foot covered crush pad.	30,000 g/y	40/weekday, 75/weekend, 385/week	Employ up to 10 full-time employees; Extend and widen the site access driveway to a 20-foot width; Install parking for 13 vehicles; Install a new subsurface drip irrigation wastewater treatment system for process waste and standard septic system for domestic waste; and install an 80,000 gallon fire suppression water tank.	Consideration of MND and MMRP. Property is on CEPA's list of hazardous sites.	Continued to June 7, 2017	5/3/2017	Yes	No		

ROBERT BIALE VINEYARDS	P16-00396-MOD	6/7/2017	10.84 acre parcel on northeast side of Big Ranch Road, at its intersection with Salvador Ave. within the Agricultural Resource (AR) General Plan Designation and within the Agricultural Preserve (AP) zoning district; 4038 Big Ranch Road, Napa; APN: 036-190-007.	Expansion-- Major Modification Permit	Re-purpose three existing structures (2,151 sq. ft. residence; 1,897 sq. ft. barn; 728 sq. ft. storage building) into winery use	Increase from 40,000 to 60,000 g/y	Increase from 4 weekday to 21/weekday and 45/weekends	Increase employment from seven (7) to 18 employees; addition of a food service kitchen for employees and caterers; total of 34 marketing events per year; use of portable toilets for events for over 100 persons; a revision of on-site vehicular circulation and the construction of a new driveway access to Big Ranch Rd.; 18 on-site parking spaces, for a total 30 improved parking spaces; construction of a paved outdoor patio; and, installation of improvements to water supply, wastewater, and fire suppression facilities.	Consideration of ND	Comm. Voted to adopt ND and approve Permit Modification	6/7/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_4c8be0240304b19dfbbf273e5edffa5.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5019
LMR RUTHERFORD ESTATE WINERY	P16-00289-MOD 16-00290-VAR	6/7/2017	±30 acre project site on the east side of State Route 29, approximately ¼-mile north of the State Highway 128 / State Route 29 intersection. APN: 030-100-016. 1790 St. Helena Hwy South, Rutherford, CA 94573.	Expansion-- Major Modification Permit	An additional 5,878 sq. ft. building for barrel storage, 440 feet within the required 600 ft. winery setback; increase winery building total from 19,328 sq. ft. to 33,453 sq. ft., adding a barrel storage building, reducing the interior space from 11,000 sq. ft. to 10,782 sq. ft., and increasing covered exterior space from 8,328 sq. ft. to 22,671 sq. ft.; addition of 824 sq. ft. of covered outdoor porch space to the office building; increase the winery equipment building from 816 sq. ft. to 1,016 sq. ft.	No changes	No changes	Add a 150 sq. ft. Fire Pump and Fire Equipment shed adjacent to the Visitor/Employee restrooms; and relocation of the four water storage tanks with an additional two water tanks, each 48,000 gallons and 25 feet in height, to the east side of winery building. No changes are proposed to production, employees, tours and tastings or marketing activities.	Consideration of Addendum to ND	Comm. Voted to adopt the addendum to ND and approve Major Modification Permit	6/7/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_4c8be0240304b19dfbbf273e5edffa5.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5019
REYNOLDS FAMILY WINERY	P14-00334-MOD	7/19/2017 10/4/2017 11/1/2017	a ±13.45-acre parcel on the east side of Silverado Trail, approximately 300 feet south of its intersection with Soda Canyon Road, within the Agricultural Watershed (AW) zoning district; 3266 Silverado Trail, Napa, CA 94558; APN: 039-610-002.	Expansion-- Major Modification Permit	New ±2,266 sq. ft. addition to the winery (±1,534 sq. ft. production; ±732 sq. ft. accessory) for a total of ±12,975 sq. ft.	Increase from 20,000 g/y to 40,000 g/y	Increase from 10/day to 40/day	Increase of employees from four to nine; construction of a shade structure over the outdoor patio area; increase events from three to 54 events per year; installation of a 100,000 gallon fire protection water storage tank (±31 ft. in height), a pump house, and a 10,500 gallon domestic water storage tank; establishment of a transient water company; driveway improvements and an additional 16 parking spaces; and an expansion of the wastewater treatment system. The project will require the removal of ±0.2 acres of vineyards for the building addition.	Consideration of a ND	Comm. Voted to drop item from agenda and re-notice for a future date. Comm. Voted to adopt ND and approve Permit Continued to Nov 1, 2017	7/19/2017 11/1/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_4592da1f773993ba0da42b2d48a72bd.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5029
SADDLEBACK CELLARS	P16-00266-MOD P16-00267-VAR	8/16/2017	16.96-acre parcel on the east side of Money Road, approximately 1700 feet northwest of its intersection with Oakville Road, within the Agricultural Preserve (AP) zoning district; 7802 Money Road, Oakville; APN: 031-040-002.	Expansion-- Major Modification Permit	Total 5,074 sq. ft. winery	Increase from 8,000 to 24,000 g/y	Increase from 2/day to 15/day and 100/week	Construct a 100 sq. ft. ADA accessible bathroom; remodel the interior within the existing footprint; construct a cover over an existing crush pad; 4 catered events per year for a maximum 200 guests and 1 catered charity event for a maximum of 50 guests; employ a total of 5 full time and 2 part time persons; construct 6 additional parking; improve the waste disposal system; use the existing trailer located adjacent to the southeast side of the winery for office use	Consideration of ND Variance request to build ADA restroom within 300 ft. winery setback.	Comm. Voted to adopt the ND and approve the Permit	8/16/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_dfe7de47c7d9071405c86c3e58cdd53e.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5024
TITUS VINEYARDS WINERY	P17-00128-UP	8/16/2017	31.77 acre parcel on the west side of Silverado Trail approximately 1/4 miles northwest of the Silverado Trail/Deer Park Road intersection, within the AP (Agricultural Preserve) zoning district; 2971 Silverado Trail, St. Helena; APN: 021-353-013.	Expansion-- Major Modification Permit	No changes	Increase from 24,000 to 48,000 g/y	Increase from 40/day to 60/day	No changes are proposed to marketing or employees, nor are any physical changes to the winery proposed. 300 foot winery setback.	Consideration of Addendum to ND	Comm. Voted to adopt the addendum to ND and approve Major Modification Permit	8/16/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_dfe7de47c7d9071405c86c3e58cdd53e.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5024
PAUL HOBBS - NATHAN COOMBS WINERY	P15-00128-UP	10/4/2017	90 acre site within the AW (Agricultural Watershed) zoning district on the north side of Imola Avenue approximately 1.3 miles southwest of its intersection with State Route 221; 2184 Imola Avenue, Napa, CA; APN: 046-351-001; and 016	New	Two winery buildings, totaling 19,250 square feet in area to include: a 10,820 square foot winery building with a 8,040 sq. ft. production area; 2,780 sq. ft. of accessory use area.	60,000 g/y	30/day and 210/week	Demolition of an existing agricultural building. Construction of a 14,835 sq. ft. winery building with 13,825 sq. ft. of production area, 1,010 sq. ft. of accessory use area; Up to 9 full-time employees; Install parking for 17 vehicles and 27 event overflow spaces; Install a new wastewater treatment system; install one 3,000 gallon water storage tank and use three existing wells; Construction of one new driveway; and install landscaping.	Consideration of a ND	Comm. Voted to adopt the ND and approve the Permit	10/4/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_ae3bd4324e92b0fc28ab6d2073658e3.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5027

REGUSCI WINERY	P16-00307	11/1/2017 11/15/2017	162.6-acre parcel located at 5584 Silverado Trail, Napa (Assessor's Parcel No. 039-030-023), on the east side of Silverado Trail and approximately two miles east of the town of Yountville. The property has General Plan land use designations of Agricultural Resource (AR) and Agriculture, Watershed and Open Space (AWOS), and is zoned AP (Agricultural Preserve) and AW (Agricultural Watershed) Districts.	Expansion-- Major Modification Permit	N/A	Increase from 25,000 to 50,000 g/y	Increase from 10 to 400/week; max. 150/day	Increase from one to 16 full-time and part-time staff members; recognition of 2,330 sq. ft. of administrative employee areas inside of an existing building; recognition of 730 sq. ft. of food preparation space; approval of a public water system; recognition of 17 on-site, parking spaces instead of 10; replacement of four, 10,000-gallon aboveground tanks with one 15-foot tall steel tank for storage of between 65,000 and 100,000 gallons of water for fire suppression; grading and excavation on a portion of 0.6-acre area, to install a pond for storage; other changes to utilities and facilities on-site. Widening of winery's private access road to 20 feet of asphalt-paved width.	Consideration of a ND Exception to RSS	Continued to Nov 15, 2017 Comm. Voted to adopt ND and approve Permit Modification	11/15/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_974ff19041b387a4e32083ffa66e534.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5030
SHED CREEK WINERY	P14-00346 P17-00178	11/15/2017	287-acre site at the end of Grapevine Lane in Gordon Valley, 80 Grapevine Lane, Napa, CA 94558. APN: 033-170-002.	New	Conversion of an existing, 700 sq. ft. barn into the winery building, including approximately 250 sq. ft. for a tasting room; Addition of approximately 100 sq. ft. of new building; 1,800 sq. ft. covered crush pad	5,000 g/y	15/day and 84/week	Two (2) full-time and two (2) part time employees; Seven (7) parking spaces for visitors and employees; Septic systems for process waste and domestic waste; and Water storage tanks.	Consideration of MND and MMRP Request for exception to RSS	Comm. Voted to adopt MND; approve Permit Exception; approve exception to RSS	11/15/2019	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_974ff19041b387a4e32083ffa66e534.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5030
SCHRAMSBERG VINEYARDS WINERY ENTRY GATE	P17-00288	11/15/2017	Both properties are approximately two miles southeast of the City of Calistoga, have a General Plan land use designation of Agriculture, Watershed and Open Space (AWOS), and are located in the AW (Agricultural Watershed) zoning district.	Modification	N/A	N/A	N/A	New entry gate across an existing paved private access road to encroach into the minimum required 45-foot stream setback from the top of bank of an unnamed county definitional stream.	Consideration of Categorical Exemption to CEQA	Comm. Voted to find project categorically exempt from CEQA and approve Permit	11/15/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_974ff19041b387a4e32083ffa66e534.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5030
MA VINEYARD PROPERTIES/ VINCENT ARROYO WINERY	P16-00327-MOD	11/15/2017	22.62-acre site on the north side of Greenwood Avenue, directly north of the City of Calistoga, within the AP (Agricultural Preserve) zoning district. 2361 Greenwood Avenue, Calistoga, CA 94515. APN: 017-230-020.	Expansion-- Major Modification Permit	N/A	Increase from 20,000 g/y to 70,000 g/y	Increase from 30/day to 50/day	Increase in number of employees to a maximum of 10; Seven (7) additional parking spaces for a total of 13 spaces; Upgrade to the existing wastewater system; Installation of a domestic water system served by a new well; and Widening of the driveway to meet RSS.	Consideration of MND and MMRP	Comm. Voted to adopt MND and approve Major Modification Permit	11/15/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_974ff19041b387a4e32083ffa66e534.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5030
GARGIULO VINEYARDS WINERY	P17-00199-MOD	12/6/2017	±12.74 acre parcel on the south side of Oakville Cross Road, ±700 feet west of its intersection with Silverado Trail, within the Agricultural Watershed (AW) zoning district; 545 Oakville Cross Road, Napa; APN: 031-070-039.	Expansion	No change in production capacity, winery operations or infrastructure (including employees), the number of permitted visitors, or the marketing program.	20,000 g/y (no change)	No changes	Construct a new underground barrel cellar; a crush pad cover extension; a cover over an existing storage area; driveway improvements; install fire protection water tanks and a pump house; and remove an existing cottage.	Consideration of ND	Comm. Voted to adopt ND and approve Permit Modification	12/6/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_917d57cd0d91c42f6cd86dbd05dff6b.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5031
VINTAGE OAK CROSS/ B CELLARS WINERY	P16-00423-MOD	12/20/2017	11.53 acre parcel on the south side of Oakville Cross Road approximately 3,200 feet west of its intersection with Silverado Trail, within the AP (Agricultural Preserve) zoning district; 701 Oakville Cross Road, Napa; APN: 031-070-026.	Expansion-- Major Modification Permit	There are no on-site or off-site improvements proposed	45,000 g/y (no change)	Increase (quantity N/A)	Modify marketing activities, increase the number of employees, and a change in visitation hours of operation.	Consideration of Addendum to ND	Comm. Voted to adopt Addendum to ND and approve the Major Modification	12/20/2017	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_3172377458235cd0ac841ba3555acab9.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5032
CALDWELL VINEYARDS/ CALDWELL VINEYARDS WINERY	P17-00074-MOD	1/17/2018 3/7/2018 10/17/2018	±42.96 acre parcel at the terminus of Kreuzer Lane; within the Agricultural Watershed (AW) zoning district; 270 Kreuzer Lane, Napa; APN: 045-310-056 and 045-310-055.	Expansion-- Major Modification Permit	Increase the existing area of the winery caves	Increase from 25,000 to 35,000 g/y	Increase to 35/day	Increase the number of employees; modify by-appointment tasting hours; modify the Marketing Plan; on-site consumption of wines; construct a trellis shade structure; increase width of existing roadway	Consideration of a ND Request for Exception to RSS	Continued to March 7, 2018 Comm. Voted to DENY the project	10/17/2018	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_f1e7a7ec174b62d423b13b69a835a45d.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5365
CUVAISON WINERY	P16-00146 -MOD	1/17/2018	392 acre site within the AW (Agricultural Watershed) zoning district on the east side of Duhig Road approximately 735 feet south of its intersection with State Route 12-121; 1221 Duhig Road, Napa, CA; APN: 047-120-005; and 006.	Expansion-- Major Modification Permit	Construction of a 2,860 sq. ft. office within the existing barrel building; Upgrading existing wastewater system and infrastructure to include one (1) additional 2,500 gallon septic tank and dispersal field expansion; No new buildings or other external changes to winery's physical facility.	340,000 g/y (no changes)	Increase from 75/day and 525/week to 180/day and 1,260/week	On-premises consumption of wines; Increase on-site employees from 10 to 28 full-time employees and from 12 to 24 harvest season employee; Increase parking spaces from 23 spaces to 34 spaces; Installation of a left-turn lane at the project's access driveway;	Consideration of a ND Request for Exception to RSS	Comm. Voted to adopt ND and approve Major Modification	1/17/2018	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_65115d21ff77bcb7080a85b42af1df13.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5348
VINE CLIFF WINERY	P17-00129-MOD	1/17/2018	±99.59 acre parcel, on the east side of Silverado Trail approximately one mile south of its intersection with Oakville Cross Road within the Agricultural Watershed (AW) zoning district; 7400 Silverado Trail, Napa 94558; APN:032-030-027.	Expansion-- Major Modification Permit	No change in existing physical winery facilities	48,000 g/y (no changes)	Increase (quantity N/A)	Modification of marketing program; increase in number of employees; and, addition of on-premises consumption of wine.	Consideration of ND	Comm. Voted to adopt ND and approve Major Modification	1/17/2018	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_65115d21ff77bcb7080a85b42af1df13.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5348

OAKVILLE WINERY/ MOUNT VEEDER WINERY	P17-00343-UP P17-00345-VAR	4/18/2018	55.5 acre parcel, within the AW: Agricultural Watershed zoning district at the intersection of Dry Creek Road and Mount Veeder Road; APN: 027-310-039	New	2,400 square foot winery building; a 17,220 square foot cave; 800 square foot covered crush pad; 2,942 square foot covered outdoor work area; and a 619 square foot owner/winemaker residence with 519 square foot covered patio	30,000 g/y	10/day and 70/week	Four (4) full-time employees; construction of eight parking spaces; construction of one new driveway; installation of landscaping; installation of a wastewater treatment system; and construction of one 20,000 gallon water storage tank, use of one existing well, and demolition of one existing well; on-premises consumption of wine.	Consideration of MND and MMRP.	Comm. Voted to adopt ND and approve Permit	4/18/2018	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_ee5d3f4e9e273dfa2275f791d57d6d9f.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5354
TREASURY WINE ESTATES/ BEAULIEU VINEYARDS	P17-00192	6/6/2018	13.5 acre parcel, within the AP: Agricultural Preserve zoning district on the east side of St. Helena Highway (State Route 29) approximately 300 feet south of its intersection with Rutherford Road; APN: 030-110-019; and 028.	Expansion-- Major Modification Permit	N/A-- seems very large. A lot line adjustment is proposed, which would increase the size of the existing winery parcel from 13.46 acres to 47 acres.	1,800,000 g/y (no changes)	Increase requested-- quantity N/A	Remove a portion of the additions to the winery and roof and non-original floor of 1885 structure; rebuild and preserve portions of the 1880's stone structure. Relocate the tasting room; remodel a portion of 1887 structure; remodel an area of the 1930. Construct a single story structure for public restrooms and a commercial kitchen (497 sq. ft.). Add two (2) 30,000 gallon blending tanks to the building and construct a 200 sq. ft. employee break room within this structure; increase parking spaces from 80 spaces to 129 spaces by paving gravel parking area; and (5) installation of a left-turn lane. Increase in marketing program. No new employees.	Consideration of MND	Comm. Voted to adopt MND and approve Major Modification	6/6/2018	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_99bedf523657a70382525656bd50203f.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5357
BOYD FAMILY VINEYARDS WINERY	P17-00379-UP	6/20/2018	21.88 acre parcel on which the winery is proposed is located on the east side of Big Ranch Road approximately one mile south of its intersection with Oak Knoll Avenue, north of the City of Napa. The parcel is zoned AP (Agricultural Preserve) District; 4042 Big Ranch Road; Assessor's Parcel No. 036-190-003.	New	4,200 sq. ft. winery production building with an additional 400 sq. ft. covered crush pad and 400 sq. ft. outdoor tasting area; Improvements driveway to meet RSS	30,000 g/y	15/day and 40/week	Construction of seven (7) parking spaces; a new sanitary sewage wastewater management system and a new hold-and-haul wastewater disposal system; employment of two (2) full-time and two (2) part-time regular employees and up to six (6) full-time and four (4) part-time employees during harvest; installation of a commercial kitchen; installation of on-site landscaping; installation of solid waste and recycling storage area.	Consideration of Class 3 CEQA Categorical Exception Request for RSS Exception	Comm. Voted to adopt Categorical Exception, approve Exception to RSS, and approve Permit	6/20/2018	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_3cb778639d7e7a8e71d7a78bb1e41e83.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5358
BENESSERE VINEYARD WINERY	P16-00432-MOD	7/18/2018 8/15/2018	42.61-acre site within the AP (Agricultural Preserve) zoning district at the terminus of Big Tree Road, ± 1600 feet east of its intersection with State Highway 29; 1010 Big Tree Road; APN: 022-032-011.	Expansion-- Major Modification Permit	N/A	Increase from 40,000 to 44,000 g/y	Add visitation with tours and tastings (quantity N/A)	Increase the number of employees; establish marketing program; add two outdoor tasting areas; and, add on-premise consumption of wines.	Consideration of ND Exception to Road Standards	Continued to August 15, 2018 Comm. Voted to adopt ND and approve Permit	8/15/2018	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_3e9a5f5dc344abb7e45694039d9987b.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5361
CAROLYN NARTINI AND BARRY COX/ CASTLEVALE WINERY	P09-00529-UP	8/1/2018	The 55.35 acre project site is located on the north side of Chiles Pope Valley Road approximately 3/4 of a mile north of its intersection with Lower Chiles Valley Road. The parcel is zoned AW (Agricultural Watershed) District; 3450 Chiles Pope Valley Road; APN 025-230-016 and APN 025-230-014.	New	The construction of a 21,795 square foot winery building, which includes 2,761 square feet of accessory use and 19,065 square feet of production area, and the construction of a 2,965 square foot cave	30,000 g/y	18/day 126/week	Four (4) full-time employees and two (2) part-time employees; Construction of eight parking spaces; Installation of a wastewater system; Installation of three (3) water storage tanks 100,000 gallons, 50,000 gallons, and 10,000 gallons in size; Improvements to the existing driveway, and Replacement of the existing bridge.	Consideration of ND	Comm. Voted to adopt ND and approve Permit	8/1/2018	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_30f37dfeecdc19dc4806d318409a265b.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5360
MAXVILLE LAKE WINERY	P17-00225 P18-00189	8/1/2019 9/5/2018	247.5 acre site within the AW (Agricultural Watershed) zoning district at 4105 Chiles Pope Valley Road, St. Helena, CA; APN: 025-020-023	Expansion-- Major Modification Permit	Convert 2,069 sq. ft. of wine storage caves and convert 3,056 sq. ft. of winery building floor space to hospitality use; Install a commercial kitchen and convert the mezzanine area to employee offices within the 23,662 sq. ft. winery building	Increase from 59,000 to 240,000 g/y	Increase number (quantity N/A)	Upgrade wastewater system and associated infrastructure; convert storage ponds to a wastewater treatment pond; install on-site drainage systems and fire suppression systems; Increase from 10 to 15 full-time employees and nine part-time employees; Increase parking spaces from 30 to 50; and Construct a new access driveway. Modification of marketing program.	Consideration of MND	Continued to Sept 5, 2018 Comm. Voted to adopt the MND and MMRP and approve the Permit	9/5/2018	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_c57b1b1fe310ff4db205e9937e88e3ac.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5362
ALOFT WINERY	P16-00429	9/5/2018	two parcels that are approximately 58.58 acres combined on the west side of the terminus of Cold Springs Road about one-half mile south of its intersection with Las Pasadas Road located within the Agriculture Watershed (AW) zoning district; 430 Cold Springs Road, Angwin, CA 94558; APN 024-340-010 (50.07 acres - Winery Parcel) & APN 024-340-011 (8.51 acres - Access & Residence Parcel)	New	5,562 sf hospitality building; construction of 28,107 sf cave for wine production and storage; construction of 3,888 sf South Portal Structure; construction of 3,000 sf outdoor patio area.	50,000 g/y	20/day and 80/week	Six (6) full-time and two (2) part-time employees; two (2) seasonal (harvest) employees; installation of a wastewater system; installation of a public water system; installation of a stone winery sign and entry gate; installation of a 100,000 gallon fire protection storage tank, a 80,000 and a 20,000 gallon domestic water storage tank; and all project spoils and rocks generated from construction activities to be disposed on-site.	Consideration of MND and exception to Road Standards	Decision continued		Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_c57b1b1fe310ff4db205e9937e88e3ac.pdf&view=1	http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5362

HENDRY WINERY	P15-00173-MOD	9/19/2018	The property at 3104 Redwood Road is approximately 60.7 acres in size and located in the AP (Agricultural Preserve) zoning district; Assessor's Parcel No 035-120-031.	Expansion-- Major Modification Permit	450 additional sq. ft. adjacent to the approved 500 sq. ft. tasting room	N/A	Increase from 20/week to 20/day and 140/week	Increase in on-site parking from six permitted stalls to 10 existing stalls; and a change in the number of winery employees from three full-time and two part-time to four (full-time or part-time). Recognition of the winery's expansion of marketing program; install a new well on-site, and modification of the on-site wastewater treatment system.	Consideration of ND	Decision continued		Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_adaf7fc8fb28dcd069e0ed1671c96ce6.pdf&view=1	http://services.countyofnapa.org/AgendaNew/GranicusMeetingDocuments.aspx?id=5363
MALDONADO WINERY	P17-00101-MOD	9/19/2018	A ±11.14 acre parcel on the west side of Old Lawley Toll Road, ±1,880 feet north of its intersection with Lake County Highway (State Highway 29) within the AW (Agricultural Watershed) zoning district; 3070 Old Lawley Toll Road, Calistoga, CA 94515; APN: 017-140-039.	Expansion-- Major Modification Permit	No changes	Increase from 15,000 to 30,000 g/y	No changes	Add one full-time and one part-time employees, for a total of three; upgrade the on-site septic system; improve access driveway and gate	Consideration of Categorical Exemption to CEQA	Comm. Voted to adopt the Categorical Exception and Approve Permit.		Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_adaf7fc8fb28dcd069e0ed1671c96ce6.pdf&view=1	http://services.countyofnapa.org/AgendaNew/GranicusMeetingDocuments.aspx?id=5363
ANTHEM WINERY	P14-00320-MOD P14-00321-VAR P14-00322-ECPA	10/3/2018 12/5/2018 1/16/2019	44.8 acre holding within the Agricultural Watershed (AW) zoning district that consists of two parcels: i) the Winery Parcel (3454 Redwood Road, APN 035-470-046) a 27.23 acre parcel located on the east side of Redwood Road 1.5 miles north of its intersection with Browns Valley Road; and ii) the Access Parcel (3123 Dry Creek Road, APN 035-460-038) a 17.54 acre parcel located on the west side of Dry Creek Road 1.7 miles north of its intersection with Redwood Road	Expansion-- Major Modification Permit	Construction of a new 10,388 sq.ft. Facility, including a 1,508 sq. ft. Tasting Room, a 1,724 sq. ft. Office, Catering and Conference Room, and outdoor marketing areas; development of 29,053 sq.ft. of caves including the on-site placement and storage of spoils.	Increase from 30,000 to 50,000 g/y	N/A	An increase in on-site parking; development of winery support facilities (water tanks, septic system, and rainwater harvesting and winery process water recycling and reuse systems); increase in number of employees; reconfiguration of an existing access driveway	Consideration of MND Exception to Road Standards	Continued to December 5, 2018 Continued to January 16, 2019 Dropped from agenda to be re-noticed for a future date		Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_3a23c54428d667494241aa4f4df48b5.pdf&view=1	http://services.countyofnapa.org/AgendaNew/GranicusMeetingDocuments.aspx?id=5719
FROSTFIRE VINEYARDS	P14-00411-MOD	10/3/2018	114.32 acre site on the east side of Silverado Trail, immediately south of its intersection with Larkmead Lane within the Agricultural Watershed (AW) zoning district. APN: 021-010-003. 4060 Silverado Trail, Calistoga.	Expansion-- Major Modification Permit	Expand cave area by 10,820 sq. ft. (from 13,350 sq. ft. to 24,170 sq. ft.)	Increase from 30,000 to 100,000 g/y	Increase from 20/weekday and 34/weekends to 200/day and 800/week	Installation of two (2) outdoor fermentation tanks on a previously approved outdoor work area; increase parking from 14 parking spaces to 31 striped spaces and 45 overflow spaces; increase employees from 5 full-time to 25 full-time; installation of a left turn lane, and widening of existing driveways; expansion, upgrading and/or replacement of on-site domestic and process wastewater treatment systems.	Consideration of ND	Comm. Voted to adopt the ND and approve the Permit		Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_bdfa7dd1c5337dc58b6b87500ae500e.pdf&view=1	http://services.countyofnapa.org/AgendaNew/GranicusMeetingDocuments.aspx?id=5364
SAGE HILL VINEYARDS/ GANDONA WINERY	P17-00068-MOD P17-00069-VAR	10/3/2018	±114.7 acre site within the AW (Agricultural Watershed) zoning district, on the east side of a private road, ±9 miles south of its intersection with Sage Canyon Road (State Highway 128), across from the Lake Hennessey boat launch, APN: 032-010-079. 1533 Sage Canyon Rd, St. Helena.	Expansion-- Major Modification Permit	N/A	20,000 g/y	Increase (quantity N/A)	Construct a new, two story winery administrative/agricultural equipment storage building; add additional employees; add additional parking spaces; allow construction of building 118 feet from private road in lieu of the required 300 ft. winery road setback.	Consideration of ND	Comm. Voted to adopt the ND and approve the Permit		Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_bdfa7dd1c5337dc58b6b87500ae500e.pdf&view=1	http://services.countyofnapa.org/AgendaNew/GranicusMeetingDocuments.aspx?id=5364
BERGMAN FAMILY VINEYARDS/ BERGMAN FAMILY WINERY	P17-00428	12/19/2018	16.3 acre site within the AW (Agricultural Watershed) zoning district at 3285 St. Helena Highway, APN: 022-080-010	New	Construction of a 6,113 sf. two-story winery structure with a 485 sf. covered outdoor porch. Include a fermentation room, barrel aging area, lab, office, winery storage, restroom, and mechanical storage area; include a second administrative office, employee break area and employee restroom. A 483 sf. utility and storage building;	8,000 g/y	None planned	Removal of storage building and 4,356 sf. of vineyards; employment of two employees and two additional employees during harvest, for a total of four ; construction of two (2) parking spaces; improvement of access driveway; upgrade wastewater system and infrastructure; construction of one (1) 25,000 gallon water storage tank and one (1) 10,000 gallon process wastewater tank. No marketing events.	Consideration of MND The project also includes a request for an exception to (NCRSS).	Comm. Voted to adopt the MND and MMRP; approve the exception to Street Standards; Approve Permit		Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_5f1db589d3e23cd7c65dfef40c66e834.pdf&view=1	http://services.countyofnapa.org/AgendaNew/GranicusMeetingDocuments.aspx?id=5369
KENEFICK RANCH WINERY	P16-00021	2/20/2019 3/6/2019	44-acre site at the end of Pickett Road in Calistoga with a split zoning district of Agricultural Watershed (AW) and Agricultural Preserve (AP). 2200 Pickett Road, Calistoga, CA 94515. APN: 020-340-007.	New	Construct a 3,840 sf. two-story winery structure with a 900 sf. covered crush pad. Include a fermentation and storage room, tasting room, and restroom, with an office and lab on the second floor. The winery building will replace an existing agricultural storage building;	20,000 g/y	12/day and 84/week	Employment of: four employees; Construction of six parking spaces; Connect the winery to the existing septic system; Utilize an existing well; j) Improvement of the on site driveway to meet Standards; and k) Installation of one 20,000 gallon water storage tank.	Consideration of MND	Continued to March 6, 2019 Comm. Voted to adopt the MND and MMRP and approve Permit		Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_92e1bd75aabb2e131933eb64ec09bc00.pdf&view=1	http://services.countyofnapa.org/AgendaNew/GranicusMeetingDocuments.aspx?id=5722
DARMS LANE WINERY	P16-00017 P18-00152	3/6/2019 3/20/2019	46.94 acre property, approximately 427 feet north of the terminus of Darms Lane within the Agricultural Preserve (AP) zoning district. Access is provided across a 2.32 acre property located at the terminus of Darms Lane, adjacent to the winery property. APN's: 034-190-034 (driveway) & 034-190-035 (winery), 1150 Darms Lane, Napa.	New	Construction of a 5,583 sq. ft. two-story production building, with a 1,922 sq. ft. outdoor covered work area; construction of a 3,303 sq. ft. two-story hospitality/administrative building, including a commercial kitchen, with a 1,173 sq. ft. covered porch; construction of 11,743 sq. ft. of winery cave area;	30,000 g/y	24/day and 150/week	Installation of (3) water storage tanks totaling 135,000 gallons for domestic water, irrigation, and fire suppression; parking for 12 vehicles; up to (8) employees; on-site domestic and process wastewater treatment systems; and, driveway, entry gate, and landscape improvements. Viewshed application for construction on slopes of 15% or greater.	Consideration of MND	Continued to March 20, 2019 Comm. Voted to approve the MND and MMRP and approve the Permit		Yes	No	http://napa.granicus.com/MediaPlayer.php?view_id=21&clip_id=4290	http://services.countyofnapa.org/AgendaNew/GranicusMeetingDocuments.aspx?id=5723

O'BRIEN WINERY	P18-00175 P18-00305	3/20/2019	26.93 acre site within the AP (Agricultural Preserve) zoning district at 1200 Orchard Avenue, Napa, CA; APN: 035-041-015.	Expansion-- Major Modification Permit	Conversion of an existing 1,250 sq. guesthouse to an ADA compliant office and bathroom; construction of two canopies totaling approximately 829 sf. to cover existing crush pad areas	20,000 g/y	Recognition of existing visitation of 40/day and 280/week	Recognition of existing four (4) full time employees and three (3) part time employees; recognition of conversion of 380 sf. of existing production space to an existing tasting area; addition of eight (8) parking spaces for a total of 14; installation of four (4) 10,500 gallon water tanks, a 150 sf. pump house; a 136 sf. trash enclosure, a new gate, and a well; removal of existing entry structure, 0.2 acres of vineyards; and improvement of existing driveway	Consideration of Categorical Exemption to CEQA	Minutes N/A			Yes	No	http://napa.granicus.com/MediaPlayer.php?view_id=21&clip_id=4290	http://services.countyofnapa.org/AgendaNew/GranicusMeetingDocuments.aspx?id=5723	
SQUIRREL HILL VINEYARDS/MATTHIASSEN FAMILY WINERY	P17-00394 P19-00190	5/15/2019	5.74 acre parcel within the AW (Agricultural Watershed) zoning district at 3171 Dry Creek Road, Napa, CA: APN: 035-460-022.	Expansion from Small Winery Exemption permit to Winery	Remodel existing 3,500 sq. ft. building, add 64 sq. ft. employee break room; convert existing 1,200 sq. ft. building to storage; build 3,800 sq. ft. cave.	Increase from 5,000 to 18,000 g/y	17/day and 119/week	Four full time and three part time employees; two added parking places; construction of waste water system; five annual events allowed.	Consideration of ND.	Commission approved ND and use permit.		5/15/2019	Yes	No	http://napa.granicus.com/DocumentViewer.php?file=napa_7e140e825ec5efa749184c0cdca91aa.pdf&view=1	http://services.countyofnapa.org/AgendaNew/GranicusMeetingDocuments.aspx?id=5727	
ELLMAN FAMILY WINERY	P18-00249	10/2/2019	13.52 acre property within the Agricultural Watershed (AW) zoning district at 3286 Silverado Trail. APN: 039-610-001.	New	Construction of a 6,104 sq. ft. one-story winery building, including 4,356 sq. ft. of production floor area and 1,748 sq. ft. of accessory floor area (1,205 sq. ft. tasting room and commercial kitchen), with a 1,115 sq. ft. outdoor covered work area, and a 552 sq. ft. covered terrace outside the tasting room; installation of two water storage tanks totaling 100,000 gallons for fire suppression, and two water storage tanks totaling 21,000 gallons for domestic and irrigation; on-site parking for 8 vehicles.	30,000 g/y	15/day and 70/week	Ten or fewer full and part-time employees; production 6:00 AM to 6:00 PM (non-harvest) and visitation 10:00 AM to 6:00 PM, both 7 days a week; marketing program to host two events per month for up to 10 guests at each event; one event per year with up to 100 guests at each event; one event per year with up to 125 guests at each event; and, one event per year with up to 200 guests at each event	Consideration of ND.				Yes	No	http://services.countyofnapa.org/AgendaNew/GranicusMeetingDocuments.aspx?id=5736		
				Expansions: 36 New: 25		5,123,000 g/y (approved) 10,000 g/y (rejected) 170,000 g/y (continued or dropped)	16,784/week (approved) 70/week (rejected) 520/week (continued or dropped)			57 (approved) 1 (rejected) 4 (continued or dropped)							