



Meeting Minutes

Napa County Planning Commission

District 1, Kara Brunzell (Vice-Chair)
District 2, Walter Brooks
District 3, Molly Moran Williams
District 4, Pete Richmond
District 5, Megan Dameron (Chair)

Brian D. Bordona, Director
Laura Anderson, County Counsel
Michael Parker, Planning Manager
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez Vega, Meeting Clerk

Wednesday, August 20, 2025

9:00 AM

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

1. CALL TO ORDER / ROLL CALL

Commissioners Present: Megan Dameron, Kara Brunzell, Walter Brooks, Molly Moran Williams,
Commissioners Absent: Pete Richmond

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Motion by Commissioner Brooks to approve minutes for the August 6, 2025, regular meeting as presented, seconded by Commissioner Moran Williams

Vote: Carried 4-0-1

Yes: Brooks, Moran Williams, Brunzell, Dameron

No: None

Absent: Richmond

5. AGENDA REVIEW

Michael Parker gave the agenda review.

6. DISCLOSURES

Yes: Dameron, Moran Williams, Brunzell, Brooks

No: None

Absent: Richmond

7. PUBLIC HEARING ITEMS

A. YOUNTVILLE VINEYARDS LLC / PIAZZA DEL DOTTO WINERY / USE PERMIT MAJOR MODIFICATION P18-00143

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program (MMRP) (SCH #2025050553). According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts with incorporation of mitigation measures for Biological Resources. 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 add additional events to the existing marketing plan, permit on-premises consumption in additional areas on site, and allow outdoor speakers for background music. Physical changes on site include construction of an approximately 45,500 s.f. winery building with a 700 s.f. lounge building, increase the existing, approved cave from 16,000 s.f. to 32,500 s.f., cabanas on the hospitality building patio, and additional parking spaces. The project site is located on a 21.7-acre parcel at 7466 St. Helena Highway/State Route 29, Yountville, CA 94558. The General Plan designation is Agricultural Resource (AR), and the Zoning is Agricultural Preserve (AP). APN 031-120-040. [Formerly APN 031-120-038 (SFAP) and 031-130-032 (SFAP) - Revised per Lot Line Adjustment LLA 2106 (Recorded December 26, 2024), referred to as "LLA 2106 Adjusted Parcel A" in the public hearing notice and Mitigated Negative Declaration].

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration/MMRP 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: Bill Dodd, Dodd and Chaaban Strategies LLC.; 707-287-7249; bill@doddchaaban.com

Chair Dameron opened public comment, three comments were received, Chair Dameron closed public comment.

Motion by Commissioner Brunzell to Adopt the Mitigated Negative Declaration and the MMRP based on Findings 1-7 in Attachment A; and 2. Approve Use Permit Modification No. P18-00143, based on recommended Findings 8-12 in Attachment A and subject to the recommended Conditions of Approval in Attachment B.as amended, seconded by Commissioner Moran Williams

Vote: Carried 4-0-1

Yes: Brunzell, Moran Williams, Brooks, Dameron

No: None

Absent: Richmond

**B. NIGHTS IN WHITE SATIN LLC / NIGHTS IN WHITE SATIN / USE PERMIT
APPLICATION #P22-00236-UP**

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological Resources, Cultural Resources, and Geology and Soils. In accordance with Section 15105(b) of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Mitigated Negative Declaration to the State Clearinghouse for a 30-day review period beginning July 17, 2025, and running through August 18, 2025 (State Clearinghouse No. SCH 2025070651) <https://ceqasubmit.opr.ca.gov/>. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5..

REQUEST: Approval of a Use Permit to establish a new 120,000-gallon winery, including the construction of a winery structure with production and accessory uses, associated tours and tastings by appointment only, establishment of a marketing program, employees, parking, and construction of a new commercial driveway, wastewater treatment system, non-transient non-community water system, and new groundwater well to serve the winery only. The project is located on a 120.72 acre holding within the Agricultural Watershed (AW) zoning district and designated Agriculture, Watershed and Open Space (AWOS) and Agricultural Resource (AR) in the General Plan at APNs 047-380-009 (winery parcel) and 047-380-010 (existing well parcel) located south of Sonoma Highway (SR 12/121) approximately 0.45 miles east of the Sonoma/Napa County Line.

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration/MMRP and a Winery Use Permit subject to the recommended conditions of approval.

STAFF CONTACT: Kelli Cahill, Planner III, (707) 265-2325 or kelli.cahill@countyofnapa.org

STAFF APPLICANT: Tony Baldini, (707) 944-8642 or tony@LedeFamilyWines.com
Chair Dameron opened public comment, five comments were received, Chair Dameron closed public comment.

Motion by Commissioner Brooks to Adopt the Mitigated Negative Declaration and the MMRP based on Findings 1-7 of Attachment A; 2 Approval of Use Permit No. P22-00236, based on Findings 8-12 of Attachment A and subject to the recommended Conditions of Approval in

Attachment B and additional conditions as amended, seconded by Commissioner Brunzell.

Vote: Carried 4-0-1

Yes: Brooks, Brunzell, Moran Williams, Dameron

No: None

Absent: Richmond

C. Discussion and recommendation that the Board of Supervisors adopt an ordinance amending Section 18.08 (Definitions) and Section 18.124.130 (Use Permit Modifications - Procedure- Categories) of Chapter 18.124 (Use Permits) of Title 18 (Zoning) of the Napa County Code regarding the issuance of micro-winery use permits and modifications.

Chair Dameron opened public comment, five comments were received, she closed public comment.

Motion by Commissioner Moran Williams that the agreement not to proceed but rather the recommendation is to give staff further direction to target the goal of finding a more streamlined, affordable, and quicker process for the micro-winery ordinance, look into the possibility of road and street standards, and exploring the possibility of expanding additional road exceptions, seconded by Commissioner Brunzell.

Vote: Carried 4-0-1

Yes: Moran Williams, Brunzell, Brooks, Dameron

No: None

Absent: Richmond

8. ADMINISTRATIVE ITEMS – NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

DISCUSSION OF ITEMS FOR THE ***SEPTEMBER 3, 2025 REGULAR MEETING***

Michael Parker discussed potential items for the September 3, 2025, meeting.

BOARD OF SUPERVISORS ACTIONS

Michael Parker reported on BOS project actions.

OTHER DEPARTMENT ACTIVITIES - None

CODE COMPLIANCE REPORT - None

ZONING ADMINISTRATOR ACTIONS - None

OTHER PENDING PROJECT'S STATUS - None

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Commissioner Brunzell reported on Airport Land Use Commission meeting.

11. ADJOURNMENT

Meeting adjourned at 1:30pm

A handwritten signature in black ink, appearing to read 'R. Hebb', is written over a horizontal line.

RILEY HEBB, Meeting Clerk