

# **Napa County**

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## **Agenda**

**Wednesday, July 16, 2025**

**9:00 AM**

**Board of Supervisors Chambers  
1195 Third Street, Third Floor  
Napa, CA 94559**

### **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*

**How to Watch or Listen to the Napa County Planning Commission Meetings**

The Napa County Planning Commission will continue to meet pursuant to the annually adopted meeting calendar available at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/35930/2025-Planning-Commission-Meeting-Calendar?bidId=>

The Napa County Planning Commission meets as specified in its adopted annual calendar on the first and third Wednesdays of the month at 9:00 A.M. at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Planning Commission. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Planning Commission's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org).

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote access.

Please watch or listen to the Planning Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, Third Floor.
2. Watch online at <https://napa.legistar.com/calendar.aspx> (click the "In Progress" link in the "Video" column).
3. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date.
4. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 876-2145-7786).
5. Watch on your TV - Napa Valley TV Channel 28.

**If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:**

1. Email your comment to [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org). Emails will not be read aloud but will still become part of the public record and shared with the Planning Commission.
2. Use the Zoom attendee link: <https://Countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date. When the Chair calls for the item on which you wish to speak, click "raise hand". Please limit your remarks to three minutes.

3. Call the Zoom phone number: 1-669-900-6833. (Meeting ID: 876-2145-7786). When the Chair calls for the item on which you wish to speak, press \*9 to raise hand. Please limit your remarks to three minutes.

**\*\*Please note that phone numbers in their entirety will be visible online while speakers are speaking\*\***

For more information, please contact us via telephone at (707) 253-4417 or send an email to [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org)

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

**ON A MATTER ON THE AGENDA**

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Commission, but is generally limited to three minutes.

**ON A MATTER NOT ON THE AGENDA**

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

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

The Commission invites Citizen comments and recommendations concerning current issues and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. **APPROVAL OF MINUTES**

The Clerk of the Commission request approval of Minutes for the meeting held on:  
July 2, 2025 (Commissioner Walter Brooks was excused)

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

A. JEREMY NICKEL / VINEYARD HOUSE WINERY / USE PERMIT P18-00448-UP, USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS P21-00341-UP AND EXCEPTIONS TO THE NAPA COUNTY ROAD AND STREET STANDARDS

[25-1262](#)

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. 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 and Tribal Cultural Resources. 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 20,000 gallons per year winery, including the construction of a wine cave and covered crush pad/bottling area for wine production and the conversion of an existing residence to a tasting room, associated tours and tastings by appointment only, establishment of a marketing program, and the removal and replacement of woodland habitat. The application also requests an Exception to the Conservation Regulations to construct the ingress and egresses of the cave within the stream setback and Exceptions to the Napa County Road and Street Standards (RSS) is requested for a Left Turn Lane Warrant and for required improvements on the shared project driveway. The applicant has proposed a modified left turn lane from Oakville Grade Road to the project driveway and improvements that serve the same overall practical effect of the Napa County Road and Street Standards.

The project is located on an approximately 42.68-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 1581 and 1583 Oakville Grade, Napa, CA 94562; APN: 027-360-022-000.

Staff Recommendation: Adopt the Initial Study/Mitigated Negative Declaration prepared for the project and approve the Exceptions to the Road and Street Standards, Use Permit Exception to the Conservation Regulations No. P21-00341 and Use Permit No. P18-00448, as conditioned.

Staff Contact: Matt Ringel, Planner III,  
Matthew.ringel@countyofnapa.org, (707) 299-1351

Applicant Contact: Jeremy Justin Nickel, P.O. Box 3897, Yountville, CA 94559

Applicant Representative Contact: Paul Kelley, Paul Kelley Architecture,  
541 Jefferson Street, Napa, CA 94559, paul@paulkelleyarchitecture.com,  
(707) 257-1148.

**Attachments:** [A - Vineyard House Winery IS-MND](#)  
[B - Recommended Findings](#)  
[C - Recommended Conditions of Approval](#)  
[D - 20,000g Winery Comparison Table](#)  
[E - Use Permit Applications and Narratives](#)  
[F - Water Availability Analysis](#)  
[G - Biological Resources Report](#)  
[H - William Baldrige House Historical Resources Report](#)  
[I - Wastewater Disposal Feasibility Study](#)  
[J - Stormwater Control Plan](#)  
[K - LTL and Driveway Road Exception Request](#)  
[L - Winery Site Plan & LTL Design](#)  
[Attachment M - Public Comment.pdf](#)  
[Attachment M - Public Comment \(added after initial agenda posting\)](#)

**B. POTTS POOL USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS - #P23-00318-UPX [25-1248](#)**

CEQA Status: Consideration and possible adoption of Categorical Exemption pursuant to California Environmental Quality Act Guidelines at 14 CCR Section 15301 (Class 1, Minor Alteration to Existing Facilities), Section 15303 (Class 3, New Construction or Conversion of Small Structures), which exempts construction of swimming pools; and Section 15304 (Class 4, Minor Alterations to Land) which exempts minor trenching where the surface is restored. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. The project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a request for an exception to the Napa County Conservation Regulations (County Code Chapter 18.108), in the form of a Use Permit in order to allow the development of a pool on land located within the required 45-foot setback from a county designated blue-line stream (Soda Creek). The subject parcel was impacted by the 2017 Complex fire, and the house (rebuild is almost completed) has been setback further from the existing stream. During the original building permit submittal two potential pool locations were called out; one location was proposed within the footprint of the former residence (an area that was already disturbed and developed) and another in between the house and well. Both locations lie within the required stream setback from Soda Creek, however, the existing home and improvements were legally established several decades before adoption of the stream setback requirements which came into effect in 1993 and thus said noted uses constitute pre-existing legal nonconformity. The proposed pool is an accessory use to a residence but is considered a new use as it was not existing prior to the 2017 fire. The development potential of the site is constricted due to the small size of the parcel (0.45 acres), narrow width of the parcel (~50 feet at the narrowest and ~150 at the widest), and the required road setback/front yard setback from Soda Canyon Road (55 feet) and the stream setback requirement (45 feet) (see Attachment F: Parcel Buildable Area Map). The exception request will allow for the owner to develop a pool with the stream setback, a use which other nearby parcels enjoy.

The project is located on an approximately 0.45-acre parcel within the Agricultural Watershed (AW) zoning district and accessed via a private driveway located off of Soda Canyon Road. The parcel is approximately 450 feet south of the intersection of Shady Oaks Road and Soda Canyon Road; 1229 Soda Canyon Road, Napa, APN: 039-130-005-000.

Staff Recommendation: Adopt the Categorical Exemption and approve the Use Permit Exception to the Conservation Regulations as conditioned.

Staff Contact: Dana Morrison, Supervising Planner; phone (707) 253-4437; email: [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)  
Owner/Applicant: Jeffery Potts, (925) 216-5553, [jpotts@sdgarchitectsinc.com](mailto:jpotts@sdgarchitectsinc.com)

**Attachments:** [A - Findings](#)  
[B - Recommended Conditions of Approval](#)  
[C - CEQA Categorical Exemption Memorandum](#)  
[D - Application Submittal Materials and Assessors Maps](#)  
[E - Parcel Buildable Area Map](#)  
[F - Pool Plan Set](#)  
[G - CDFW Correspondence](#)  
[H - Correspondence](#)  
[I - Graphics](#)

- C. GENERAL PLAN AND ZONING CODE UPDATE TO ACHIEVE CONSISTENCY WITH THE 2024 UPDATED AIRPORT LAND USE COMPATIBILITY PLAN P25-00195 [25-1241](#)

CEQA Status: Consideration and recommendation that the Board of Supervisors find that this project implements the programs and policies of the Airport Land Use Compatibility Plan (ALUCP), is within the scope of the activities and impacts identified and analyzed in the ALUCP's Negative Declaration adopted on December 4, 2024 (State Clearinghouse No. 2024060773) and no new environmental effects have been found and no new mitigation is necessary. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162.

Request: That the Planning Commission make the following recommendations to the Board of Supervisors:

- (1) Adopt a resolution amending the Agricultural Preservation and Land Use Element and Community Character Element of the Napa County General Plan to achieve consistency with the ALUCP adopted by the Napa County Airport Land Use Commission (ALUC) on December 4, 2024; and
- (2) Adopt an ordinance amending Chapter 18.80 (AC Airport Compatibility Combination District) of Title 18 (Zoning) of the Napa County Code to achieve consistency with the ALUCP adopted on December 4, 2024, by the ALUC.

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a recommendation to the Board of Supervisors on the requested actions.

Staff Contact: Michael Parker, Planning Manager,  
[michaelparker@countyofnapa.org](mailto:michaelparker@countyofnapa.org)

**Attachments:** [A - Planning Commission Resolution Recommendation to the Board of Supervisors](#)  
[B - Resolution of General Plan Update and Exhibit A](#)  
[C - Ordinance Amending Zoning Code Chapter 18.80 - Redlined](#)  
[D - Ordinance Amending Zoning Code Chapter 18.80 - Clean](#)

- 8. ADMINISTRATIVE ITEMS- NONE
- 9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT



- DISCUSSION OF ITEMS FOR THE JULY 16, 2025 REGULAR MEETING
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

**10. COMMISSIONER COMMENTS/COMMITTEE REPORTS**

**11. ADJOURNMENT**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 7/3/25 BY 4:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA (By e-signature)  
Angie Ramirez Vega, Clerk of the Commission