



# 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

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Wednesday, September 3, 2025

9:00 AM

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

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**1. CALL TO ORDER / ROLL CALL**

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

Commissioners Absent: Kara Brunzell

**2. PLEDGE OF ALLEGIANCE**

**3. CITIZEN COMMENTS AND RECOMMENDATIONS**

None.

**4. APPROVAL OF MINUTES**

Motion by Commissioner Brooks to approve minutes for the August 20, 2025, regular meeting as presented, seconded by Commissioner Moran Williams

Vote: Carried 3-0-1-1

Yes: Brooks, Moran Williams, Dameron

No: None

Absent: Brunzell

Abstained: Richmond

**5. AGENDA REVIEW**

Trevor Hawkes gave the agenda review.

**6. DISCLOSURES**

Yes: Moran Williams, Richmond, Brooks, Dameron

No: None

Absent: Brunzell

## 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**

**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 is requested from 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 (RSS).

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](mailto: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.

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

Motion by Chair Dameron to 1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment A and the supplemental CEQA Memorandum in Attachment D; 2. Approve the Exceptions to the Road and Street Standards (For Left Turn Lane geometry and aspects of the shared driveway) based on recommended Findings 8-11 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C; 3. Approve the Use Permit Exception to the Conservation Regulations request (P21-00341-UP) based on recommended Findings 12-19 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C; and 4. Approve the Use Permit (P18-00448) based on recommended Findings 20-24 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C, as amended, seconded by Commissioner Brooks.

Vote: Carried 4-0-1

Yes: Dameron, Moran Williams, Brooks, Richmond

No: None

Absent: Brunzell

**8. ADMINISTRATIVE ITEMS – NONE**

**9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT**

DISCUSSION OF ITEMS FOR THE *SEPTEMBER 17, 2025, REGULAR MEETING*

BOARD OF SUPERVISORS ACTIONS

Brian Bordona reported on BOS project actions.

OTHER DEPARTMENT ACTIVITIES - None

CODE COMPLIANCE REPORT

Brian Bordona reported on Code Compliance actions.

ZONING ADMINISTRATOR ACTIONS - None

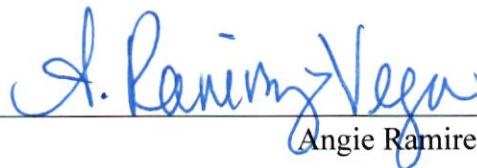
OTHER PENDING PROJECT'S STATUS - None

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

Commissioner Richmond expressed his gratitude to Planner Ringel for dedicating his time and effort to the project.

**11. ADJOURNMENT**

Meeting adjourned at 11:25am



Angie Ramirez Vega, Meeting Clerk