



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, June 18, 2025

9:00 AM

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

1. CALL TO ORDER / ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Richmond.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Motion by Commissioner Richmond to approve minutes for the June 4, 2025, regular meeting as presented, seconded by Commissioner Brooks.

Vote: Carried 3-0-1-1

Yes: Richmond, Brooks, Brunzell.

No: None.

Abstain: Moran Williams.

Absent: Dameron.

5. AGENDA REVIEW

Charlene Gallina gave the agenda review.

6. DISCLOSURES

Yes: Richmond, Brooks, Moran Williams, Brunzell.

No: None

Absent: Dameron

7. PUBLIC HEARING ITEMS

A. YOUNTVILLE VIENYARDS 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 cave from 16,000 s.f. to 24,600 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: Continue the item to a date certain. Staff and the applicant will provide the proposed date at the June 18, 2025, hearing.

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

TO BE CONTINUED TO A FUTURE PLANNING COMMISSION MEETING. DATE TO AT JUNE 18, 2025, MEETING.

Vice-Chair Brunzell opened public comment, receiving none, she closed public comment.

Motion by Commissioner Richmond to continue the item to a date certain, August 20, 2025., seconded by Commissioner Brooks.

Vote: Carried 4-0-1

Yes: Richmond, Brooks, Moran Williams, Brunzell.

No: None

Absent: Dameron.

B. WILLIS BLAKEWELL / VINE CLIFF WINERY ALTERATION / USE PERMIT FOR EXCEPTION TO CONSERVATION REGULATIONS NO. P25-00161 AND USE PERMIT MINOR MODIFICATION NO. P24-00191

CEQA STATUS: Based on the proposed project as described further below, the project meets the criteria for eligibility as Categorically Exempt from the California Environmental Quality Act (CEQA) and will not have a significant impact on the environment. [See Class 1 (“Existing Facilities”), Class 2 (“Replacement or Reconstruction”), Class 3 (“New Construction or Conversion of Small Structures”), Class 4 (“Minor Alterations to Land”), and Class 11 (“Accessory Structures”), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15302, §15303, §15304, and §15311; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

REQUEST: Approval of a Use Permit for an Exception to the Conservation Regulations for development activity on slopes over 30 percent, and approval of a Use Permit Minor Modification to remodel and expand a winery cave for Type III occupancy with the addition of a fire water storage area and fire pump room, relocate production to the second cave portal, add a covered crush pad, remodel and relocate expanded guest restrooms, add a commercial high-risk kitchen, remodel and relocate offices, laboratory, breakroom and other accessory uses, create a garden plaza by removing 10,000 square feet of impervious surface, and widen access roads to meet county standards.

The winery is on an approximately 99.59-acre parcel located at 7400 Silverado Trail, Napa. The parcel is within the AW (Agricultural Watershed) zoning district, with a General Plan designation AWOS (Agriculture, Watershed and Open Space). APN: 032-030-027-000.

STAFF RECOMMENDATION: Find the project categorically exempt from CEQA, approve an Exception to Conservation Regulations No. P25-00161 and approve Use Permit Minor Modification No. P24-00191 as conditioned.

STAFF CONTACT: Andrew Amelung, Planner II, 1195 Third St, Suite 210, Napa, CA 94559; (707) 253-4307; andrew.amelung@countyofnapa.org

APPLICANT CONTACT: Willis Blakewell, 7400 Silverado Trail, Napa CA 94558; (707) 480-9250; willis@blakewellconsulting.com

APPLICANT AGENT: Kirsten Shinnamon Baker, Signum Architecture, 1675 2nd Street, Napa, CA 94559, (707) 337-5986; kirsten@signumarchitecture.com
Vice-Chair Brunzell opened public comment, receiving none, she closed public comment. Motion by Commissioner Richmond to Find the project Categorically Exempt from CEQA based on recommended Findings 1-3 of Attachment A; Approve Use Permit Application No.

P25-00161 for an Exception to Conservation Regulation based on recommended Findings 4-9 of Attachment A; and Approve Use Permit Minor Modification Application No. P24-00191, based on recommended Findings 10-14 of Attachment A and subject to the recommended Conditions of Approval in Attachment B., seconded by Commissioner Moran Williams.

Vote: Carried 4-0-1

Yes: Richmond, Moran Williams, Brooks, Brunzell.

No: None

Absent: Dameron

8. ADMINISTRATIVE ITEMS – NONE

9. DIRECTOR OR DIRECTOR’S DESIGNEE REPORT

DISCUSSION OF ITEMS FOR THE ***JULY 2, 2025 REGULAR MEETING***

Michael Parker discussed potential items for the July 2, 2025, meeting.

BOARD OF SUPERVISORS ACTIONS

Michael Parker reported out on BOS actions.

OTHER DEPARTMENT ACTIVITIES

N/A

CODE COMPLIANCE REPORT

N/A

ZONING ADMINISTRATOR ACTIONS

N/A

OTHER PENDING PROJECT’S STATUS

N/A

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Commissioner Brooks provided comments.

11. ADJOURNMENT

Meeting adjourned at 10:20am.



ALEXANDRIA QUACKENBUSH, Meeting Clerk