



Meeting Minutes

Napa County Planning Commission

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

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

Wednesday, April 1, 2026

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. CALL TO ORDER / ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

One (1) public comment was heard.

4. APPROVAL OF MINUTES

Motion by Commissioner Dameron to approve minutes for the March 18, 2026, regular meeting as presented, seconded by Commissioner Brooks

Vote: Carried 4-0-1

Yes: Dameron, Brooks, Richmond, Brunzell,

No: None

Absent: Moran Williams

5. AGENDA REVIEW

Charlene Gallina gave the agenda review.

6. DISCLOSURES

Yes: None

No: Richmond, Brooks, Dameron, Brunzell

Absent: Moran Williams

7. PUBLIC HEARING ITEMS

A. PONDEROSA NORMAN WEIR / HAGAFEN CELLARS WINERY / USE PERMIT MAJOR MODIFICATION #P19-00121-MOD

CEQA STATUS: Consideration and intention to find the project categorically exempt from the California Environmental Quality Act (CEQA). It has been determined that this type of project does not have a significant effect on the environment and is exempt from CEQA. The project will not impact an environmental resource of hazardous or critical concern, has no cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, or cause substantial adverse change in the significance of a historical resource. Based on the proposed project as described below, the project meets the criteria for eligibility as Categorical Exemption from CEQA under Classes 1 and 4. [See Class 1 (“Existing Facilities”) and Class 4 (“Minor Alterations to Land”), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15304]. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: This application was submitted to participate in the County’s Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to grant a Use Permit Major Modification to an existing 50,000-gallon winery to remedy existing violations through recognition and approval of existing days of operation, existing days allowing retail sales, and levels of visitation. Approval and recognition of these activities will require improvements to the existing driveway. The proposal includes revisions to prior conditions of approval regarding annual reporting on multiple winery operations and noticing of all marketing events. The project is located on an approximately 12.28-acre parcel within the Agricultural Preserve (AP) zoning district with a General Plan land use designations of Agricultural Resource (AR) at 4160 Silverado Trail, Napa. Assessor’s Parcel Number 039-130-002.

STAFF RECOMMENDATION: Find the Project Categorical Exempt from CEQA and approve Use Permit Modification P19-00121, as conditioned.

STAFF CONTACT: Emily Hedge, Planner III, (707) 259-8226 or emily.hedge@countyofnapa.org

APPLICANT CONTACT: Norman Weir, 4160 Silverado Trail, Napa, ernie@hagafen.com, (707) 252-4562

APPLICANT REPRESENTATIVE CONTACT: Beth Painter, 10 Canopy Lane, Napa, Beth@bnpa.com, (707) 337-3385

CONTINUED FROM THE MARCH 18, 2026, PLANNING COMMISSION HEARING.

Chair Brunzell opened public comment.

One comment was received.

Chair Brunzell closed public comment.

Motion made by Commissioner Brooks to approve Hagafen Cellars Winery Use Permit Mod. P19-00121 and Find the project Categorically Exempt from CEQA, based on recommended Findings 1 through 3 of Attachment A; and Approve Use Permit Modification P19-00121 based on Recommended Findings 4 through 8 of Attachment A, and subject to the Revised Recommended Conditions of Approval in Attachment B, seconded by Commissioner Dameron

Vote: Carried 4-0-1

Yes: Dameron, Richmond, Brooks, Brunzell

No: None

Absent: Moran Williams

8. ADMINISTRATIVE ITEMS – NONE

9. DIRECTOR OR DIRECTOR’S DESIGNEE REPORT

DISCUSSION OF ITEMS FOR THE *APRIL 15, 2026, REGULAR MEETING*

Michael Parker reported that the April 15, 2026, regular Planning Commission meeting will be cancelled. The Airport Land Use Commission meeting will continue to be held on April 15, 2026.

BOARD OF SUPERVISORS ACTIONS

Michael Parker reported on BOS project actions.

OTHER DEPARTMENT ACTIVITIES - None

CODE COMPLIANCE REPORT - None

ZONING ADMINISTRATOR ACTIONS

Michael Parker reported on ZA project actions.

OTHER PENDING PROJECT’S STATUS

Michael Parker reported on the release of the Napa County Draft 2026 Water Availability Analysis (WAA) Guidance document and the 60-day public comment period which opened March 27 – May 26, 2026, and upcoming public meetings.

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

None.

11. ADJOURNMENT

Meeting adjourned at 9:37 am

AIME RAMOS, Meeting Clerk