

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, March 4, 2026

9:00 AM

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

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

Alexandria Quackenbush, Meeting Clerk

Angie Ramirez Vega, Meeting Clerk

Aime Ramos, 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.napacounty.gov/DocumentCenter/View/40034/2026-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.

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. 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

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**

- A. The Clerk of the Commission requests approval of minutes from the regular meeting held on February 4, 2026.

[26-352](#)

Attachments: [Minutes 2-4-26](#)

5. **AGENDA REVIEW**
6. **DISCLOSURES**

7. PUBLIC HEARING ITEMS

- A. PONDEROSA ONE, LLC / 80 CLEAR CREEK ROAD / VIEWSHED PROTECTION PROGRAM APPLICATION #P22-00182-VIEW & ROADS & STREET STANDARDS EXCEPTION [26-332](#)

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration and revised Mitigation Monitoring & Reporting Program (MMRP). According to the proposed Mitigated Negative Declaration and revised MMRP, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures proposed for the following areas: Biological Resources.

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 September 23, 2025, and running through October 22, 2025 (State Clearinghouse No. SCH 2025091008) <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: A request for approval of a Viewshed Protection Program application on APN 027-310-032 for earthmoving activities, new construction and expansion of existing structures on slopes exceeding 15% and located on a minor ridgeline. The project consists of the construction of a 3,830 sq. ft. underground storage structure, a 6,240 sq. ft. tennis pavilion with an interior Accessory Dwelling Unit (ADU) adjacent to an existing tennis court and the expansion of an existing single-family residential structure consisting of 2,700 sq. ft. of underground spa and 4,350 sq. ft. of underground wine and art storage. The project also includes the development of a ground mounted solar panel array. The project footprint will require the removal of 10 native Oak trees and approximately 0.13 acres of tree canopy. Spoils from excavation to establish building foundations will be located at a disturbed area on APN 027-310-043. The applicant is also requesting an exception from the Napa County Road and Street Standards for five (5) driveway segments with longitudinal slopes between 18 - 20 percent along the centerline which exceed 300 feet in length and do not provide transition area of 10 percent or less for the 100 feet immediately preceding. The exception request is supported by the Napa County Engineering Division and Fire Marshal's Office. No road work is required for the existing roadway to meet same overall practical effect if the exception is approved. The project site is located on an approximately 123-acre parcel approximately 0.65 miles north of the intersection of Dry Creek Road and Clear Creek Road. 80 Clear Creek Road, Oakville; APN 027-310-032 & APN 027-310-043.

Staff Recommendations: Adopt the Initial Study/Mitigated Negative Declaration and revised MMRP prepared for the project and approve an Exception to the Road and Street Standards and Viewshed Protection Program Application No. P22-00182-VIEW, as conditioned.

Staff Contact: Charlene Gallina, Supervising Planner, (707) 299-1355, or Charlene.gallina@countyofnapa.org

Applicant Contact: Ponderosa One, LLC, 80 Clear Creek Road, Oakville; (650) 995-7463 or dts@dtsalazar.com

Applicant Representative Contact: Demae Rubins, Principal Planner, Summit Engineering, Inc., (707) 527-0775 or demae@summit-sr.com

Attachments: [Attachment A - Recommended Findings](#)
[Attachment B - Recommended Conditions of Approval & Agency Memorandums](#)
[Attachment C - Initial Study-Mitigated Negative Declaration & Revised MMRP](#)
[Attachment D - Viewshed Application Materials](#)
[Attachment E - Project Plans - Part 1 - Architectural & Landscape](#)
[Attachment E - Project Plans - Part 2 - Civil](#)
[Attachment F - NCRSS Exception Request](#)
[Attachment G - Water Availability Analysis](#)
[Attachment H - Biological Resource Reconnaissance Survey](#)
[Attachment I - Preliminary Stormwater Control Plan](#)
[Attachment J - Graphics](#)
[Attachment K - Public Comments](#)

- B.** JACKSON FAMILY INVESTMENTS III, LLC / INN AT THE ABBEY / [26-344](#)
USE PERMIT MAJOR MODIFICATION APPLICATION NO.
P19-00038-MOD

CEQA Status: Consideration and recommendation on Final Environmental Impact Report (FEIR) prepared and circulated (State Clearinghouse #2020079021). According to the FEIR, the proposed project would not have any significant environmental impacts after implementation of mitigation measures related to potential impacts to: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Noise and Vibration and Transportation. The FEIR was prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), and Napa County Local Guidelines Implementing CEQA. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: That the Planning Commission, pursuant to Napa County Code sections 18.124.010 and 18.124.035, make an advisory recommendation to the Napa County Board of Supervisors regarding actions associated with Use Permit Major Modification application P19-00038 including:

1) Certification of an FEIR; 2) Findings Pursuant to CEQA; 3) Adoption of a Mitigation, Monitoring and Reporting Program (MMRP); 4) the Project's consistency with the General Plan; 5) Approval of a Use Permit Major Modification that would encompass demolition of existing structures and construction of a 79-room hotel involving 78,500 sq. ft. of new construction split between multiple parcels; and 6) Adoption of an ordinance approving a Development Agreement between Napa County and Jackson Family Investments III, LLC.

Staff Recommendation: Open the public hearing, accept public testimony on the items under consideration, close the public hearing, and recommend the Board of Supervisors:

(1) Adopt a resolution certifying the FEIR, adopting findings pursuant to CEQA, adopting a MMRP, finding the Project consistent with the General Plan, approving the Use Permit Major Modification, as conditioned; and

(2) Adopt an ordinance approving the development agreement.

Staff Contact: Matt Ringel, Planner III, phone number (707) 299-1351 or email address matthew.ringel@countyofnapa.org

Applicant/Representative: Geoff Scott, phone number (707) 525-6529 or email address Geoff.scott@jfwmail.com; Rob Anglin, phone number (707) 927-4274 or email address anglin@htralaw.com

- Attachments:** [Recommended Resolution](#)
[Attachment A - Mitigation Monitoring and Reporting Plan](#)
[Attachment B - General Plan Consistency Analysis](#)
[Attachment C - Use Permit Modification Findings](#)
[Attachment D - Recommended Conditions of Approval](#)
[Recommended Ordinance](#)
[Draft Environmental Impact Report](#)
[Draft Environmental Impact Report Appendices](#)
[Final Environmental Impact Report](#)
[Use Permit Major Modification Application and Narrative](#)
[Item 7B-Change Memo - Inn at the Abbey \(added after initial agenda posting\).pdf](#)
[Item 7B - Public Comment \(added after initial agenda posting\).pdf](#)

8. ADMINISTRATIVE ITEMS - NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE MARCH 18, 2026 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 2/20/26 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