

# **Napa County**

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## **Agenda**

**Wednesday, April 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, Vacant*

*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 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: April 2, 2025 (Commissioner Heather Phillips was excused-Resigned as of 4/1/25)

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

A. TESSERON NEW WINERY USE PERMIT APPLICATION NO. [25-625](#)  
P22-00309 - REQUEST FOR CONTINUANCE

CEQA STATUS: Not applicable at this time as the only request is for the Planning Commission to continue the item to a date uncertain.

REQUEST: Continuance request regarding request for approval of a Use Permit to allow a new winery with an annual production capacity of 20,000 gallons per year with the following characteristics:

- a. Construction of a new 14,729 square foot (sf) cut and cover Type I cave with a 2,750-sf covered crush pad, and a 348-sf covered mechanical equipment area with an enclosed trash/recycling area:
  - i. Included in the cave is a 3,645-sf fermentation dome room with a 32-foot-high ceiling;
  - ii. The caves and domes will be used for winemaking, fermentation, aging, barrel storage, bottling, case good storage; dry good storage, as well as shipping and receiving; the cave will also contain an office, lab and two restrooms.
  - iii. A retaining wall will be constructed uphill of the cave and will be 56 feet 6 inches in height.
- b. Excavation of approximately 20,000 cubic yards of spoils associated with the cave and construction of structure pads, all of the spoils will be distributed within the subject parcel or neighboring parcels under the same ownership, with spoils specifically occurring on APN 027-060-020-000 at various locations but outside of all required stream and ephemeral setbacks;
- c. Onsite parking for three (3) vehicles; one (1) handicapped, one (1) compact and one (1) standard;
- d. Up to one (1) full-time employee, and three (3) part-time employees;
- e. Installation of a 50,000-75,000-gallon Fire Protection Water Tank located on a parcel under the same ownership but within the jurisdiction of the County of Sonoma (this will require the submittal and approval of building permit from Sonoma);
- f. Upgrades to the existing wastewater system - with winery wastewater being collected, treated, and stored to be reused for irrigation onsite;
- g. Installation of a new onsite Septic System and identification of new reserve area;
- h. Removal of 15 native tree species, with replanting and permanent preservation of 45 trees;

- i. Use of an existing on-site spring, currently used for residential water use, that will become the water source for the winery while the residence will be served by an existing well;
- j. Improvements to the existing paved driveway from Wall Road to ensure it meets Napa County Road and Street Standards.

No Tours and Tastings, Visitations or Marketing events are proposed or being requested under this Use Permit.

The winery is proposed on a 43.26-acre parcel located at 1000 Wall Road, Napa, on Assessor's Parcel Number APN 027-060-022-000. This parcel is part of a larger holding under the ownership of Tesserón Vineyards, which includes the primary parcel APN 027-060-022-000, as well as APNs: 027-060-020-000 (location of proposed soils disposal areas), 027-060-023-000 (location of existing vineyard), 027-060-024-000 (location of existing vineyard), 051-200-016-000 (parcel located in Sonoma County; location of proposed water storage tank) and finally 051-010-079-000 (parcel also located in Sonoma County no development or disturbance proposed).

STAFF RECOMMENDATION: Continue the item to a date uncertain.

STAFF CONTACT: Dana Morrison, Supervising Planner, (707) 253-4437 or [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)

APPLICANT REPRESENTATIVE CONTACT: Jon M. Webb, New Albion California, (707) 290-6740 or [jwebb@ablionsurveys.com](mailto:jwebb@ablionsurveys.com)

**B.     WRIGHTS CORNER INC. / WRIGHT’S CORNER / USE PERMIT  
MAJOR MODIFICATION NO. P22-00241-MOD**

**[25-584](#)**

CEQA STATUS: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. In accordance with Section 15105(b) of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Negative Declaration to the State Clearinghouse for a 30-day review period beginning March 13, 2025, and running through April 15, 2025 (State Clearinghouse No. SCH 2025030679 - officially accepted by the SCH on March 17th) <https://ceqanet.opr.ca.gov/2025030679>. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: This application requests a change in use to three existing structures on the subject property, including; 1) converting an existing 2,738 sf three (3) bedroom residence into an inn with eight (8) guest rooms and construction of five (5) new stand-alone guest cottages of 645 sf each (totaling 3,175 sf) with proposed private events for guests of the inn, 2) convert an existing bike rental/guided tour and luxury tour car staging business to a beer and wine Tavern, 3) convert an existing furniture store with art, antique, and retail products to a mercantile store with wine tastings, 4) addition of a new mobile concession trailer (130 sf) for the sale of coffee and morning snacks, 5) addition of a new 397 sf bathroom with attached storage room for patrons, 6) site improvements to meet Napa County Roads and Street Standards for the commercial driveway, and construction of 28 additional parking for a total of 36 on-site, and 7) upgrade the septic system prior to conversion of the residence to lodging. The project is located on a 2.35-acre parcel within the Commercial Limited (CL) zoning district and designated as Agriculture, Watershed and Open Space (AWOS) and Agricultural Resources (AR) at 4370 (also addressed as 4372 and 4374) Old Sonoma Highway, Napa (APN 047-110-017).

STAFF RECOMMENDATION: Adopt the Negative Declaration and approve the Use Permit Modification subject to the recommended conditions of approval.

STAFF CONTACT: Kelli Cahill, Planner III; (707) 265-2325 or [kelli.cahill@countyofnapa.org](mailto:kelli.cahill@countyofnapa.org)

APPLICANT CONTACT: Kerry Smith, Owner; (707) 812-5006 or

thewrightcorner@earthlink.net

**Attachments:** [Attachment A - Recommended Findings.pdf](#)  
[Attachment B - Recommended Conditions of Approval.pdf](#)  
[Attachment C - Previous Project Conditions.pdf](#)  
[Attachment D - Initial Study Negative Declaration.pdf](#)  
[Attachment E - Application and Project Description.pdf](#)  
[Attachment F - Project Plan Set.pdf](#)  
[Attachment G - Transportation Impact Study.pdf](#)  
[Attachment H - Wastewater Feasibility Study.pdf](#)  
[Attachment I - Water Availability Analysis.pdf](#)  
[Attachment J - Stormwater Control.pdf](#)  
[Attachment K - Archaeological Resource Management Report \(Confidential\).pdf](#)  
[Attachment L - Graphics.pdf](#)  
[Attachment M - Project Summary Worksheet.pdf](#)  
[Item 7B- Public Comment\(added after initial agenda posting\).pdf](#)  
[Item 7B - Public Comment -P22-00241 \(added after initial agenda\).pdf](#)  
[Item 7B - Wrights Corner Powerpoint\(added after meeting\).pptx](#)  
[Item 7B - Wrights Corner \(added after meeting\).pdf](#)

- C. MORGAN L. MORGAN / LAMOREAUX FAMILY CEMETERY / USE PERMIT NO. P24-00327-UP [25-557](#)

CEQA status: Consideration and possible adoption of CEQA Categorical Exemption Class 4. 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. [See Class 4 (“Minor public or private alterations to land”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15304; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

Request: Approval of a use permit to establish a small, private family cemetery to include the following: (1) 2,400 square-foot (0.05-acre) interment area for a maximum of 10 burial plots; and (2) associated burial or grave marker head stones. The cemetery site is located on a small knoll in the southern portion of a 40.0-acre parcel on the north side of W Oak Knoll Avenue, approximately 0.59 miles west of State Highway 29, within the Agricultural Preserve (AP) zoning district, located at 2200 W Oak Knoll Ave, Napa, CA 94558. APN: 034-190-018-000.

Staff Recommendation: Find the project categorically exempt from CEQA and approve the Use Permit as conditioned.

Staff Contact: Andrew Amelung, Planner II, 1195 Third St, Suite 210, Napa, CA 94559; (707) 253-4307; [andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)

Applicant Contact: Morgan L. Morgan, Lamoreaux Family Cemetery, 2200 W Oak Knoll Ave, Napa, CA 94558; (707) 226-6535; [m2morgan@hotmail.com](mailto:m2morgan@hotmail.com)

Applicant Agent: Jim Bushey, PPI Engineering, 2800 Jefferson, Napa, CA 94558; (707) 253-1806; [jbushey@ppiengineering.com](mailto:jbushey@ppiengineering.com)

**Attachments:** [A - Recommended Findings](#)  
[B - Recommended Conditions of Approval](#)  
[C - CEQA Exemption Memorandum](#)  
[D - Application Packet](#)  
[E - Graphics](#)  
[Item 7C- Public Comment\(added after initail agenda posting\).pdf](#)  
[Item 7C- P24-00327 LFC\(added after meeting\).pptx](#)  
[Item 7C- LFC \(added after meeting\).pdf](#)

## 8. ADMINISTRATIVE ITEMS



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

- DISCUSSION OF ITEMS FOR THE MAY 7, 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 4/4/2025 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