



## Meeting Minutes

### Napa County 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

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Wednesday, April 16, 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, Kara Brunzell, Pete Richmond, Walter Brooks

Commissioners Absent: N/A

2. **PLEDGE OF ALLEGIANCE**

Led by Chair Dameron

3. **CITIZEN COMMENTS AND RECOMMENDATIONS**

None.

4. **APPROVAL OF MINUTES**

Motion by Commissioner Brunzell to approve minutes for the April 2, 2025, regular meeting as presented, seconded by Commissioner Brooks.

Vote: Carried 4-0-0

Yes: Brunzell, Brooks, Dameron, Richmond

No: None

Absent: None

5. **AGENDA REVIEW**

Charlene Gallina gave the agenda review.

6. **DISCLOSURES**

Yes: Brunzell, Dameron, Richmond, Brooks

No: None

## 7. PUBLIC HEARING ITEMS

### A. TESSERON NEW WINERY USE PERMIT APPLICATION NO. 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.

I. **REQUEST:** That 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 Tesseron 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 CONTACT:** Jon M. Webb, New Albion California, (707) 290-6740 or [jwebb@ablionsurveys.com](mailto:jwebb@ablionsurveys.com)

Chair Dameron opened public comment, receiving none, she closed public comment.

Motion by Commissioner Brunzell to continue the item to a date uncertain, seconded by Commissioner Richmond.

Vote: Carried 4-0-0

Yes: Brunzell, Richmond, Dameron, Brooks

No: None

Absent: None

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

**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](mailto:thewrightcorner@earthlink.net)

Chair Dameron opened public comment, receiving none, she closed public comment. Motion by Commissioner Brunzell to continue the item to the June 4, 2025, PC meeting, seconded by Commissioner Richmond.

Vote: Carried 4-0-0

Yes: Brunzell, Richmond, Dameron, Brooks

No: None

Absent: None

**C. MORGAN L. MORGAN / LAMOREAUX FAMILY CEMETERY / USE PERMIT NO. P24-00327-UP**

**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)

Chair Dameron opened public comment, receiving none, she closed public comment. Motion by Commissioner Brooks to Find the project Categorically Exempt from CEQA based on recommended Findings 1 through 3 of Attachment A; 2. Approve Use Permit Application No. P24-00327-UP, based on recommended Findings 4 through 8 of Attachment A and subject to the recommended Conditions of Approval in Attachment B., seconded by Commissioner Brunzell.

Vote: Carried 4-0-0

Yes: Brooks, Brunzell, Richmond, Dameron,

No: None

Absent: None

**8. ADMINISTRATIVE ITEMS – NONE**

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

DISCUSSION OF ITEMS FOR THE *MAY 7, 2025, REGULAR MEETING*

Michael Parker discussed potential items for the May 7, 2025, meeting.

BOARD OF SUPERVISORS ACTIONS

Michael Parker reported out on BOS actions.

OTHER DEPARTMENT ACTIVITIES

None

CODE COMPLIANCE REPORT

None.

ZONING ADMINISTRATOR ACTIONS

None

OTHER PENDING PROJECT’S STATUS

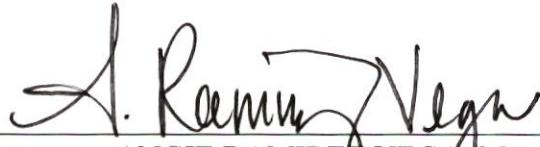
None

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

- Member Brunzell reported out on the Airport Advisory Committee meeting held on April 7, 2025.

**11. ADJOURNMENT**

Meeting adjourned at 10:48am



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ANGIE RAMIREZ VEGA Meeting Clerk