

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda - Final

Wednesday, May 6, 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. **PUBLIC COMMENTS AND RECOMMENDATIONS**

The Commission invites public 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 April 1, 2026.

[26-1025](#)

Attachments: [Minutes 4-1-26](#)

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

7. PUBLIC HEARING ITEMS

- A. JOHN BREMER ETAL TRUST / BREMER FAMILY WINERY / USE PERMIT MAJOR MODIFICATION NO. P22-00086-MOD & EXCEPTION TO THE NAPA COUNTY ROAD & STREET STANDARDS [26-989](#)

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts with implementation 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: The proposal is to modify an existing winery Use Permit and to increase production, increase annual visitation, establish a marketing plan, increase the number employees, allow on-site consumption, construct an additional driveway connection to Deer Park Road, increase on-site parking, replace the existing wastewater treatment system, and modify the number of water storage tanks, on the vineyard property, for vineyard irrigation. The proposal also includes a request for an Exception to the Napa County Road and Street Standards to allow for an exception from requiring the installation of a left turn lane on Deer Park Road. The project site is comprised of two properties totaling approximately 46.09-acres, located at 975 Deer Park Road, slightly offset from the intersection of Deer Park Road and Sanitarium Road: the 26.65-acre winery property (APN 021-400-002) and the 20.44-acre vineyard property (APN 021-420-027).

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration and approve the Use Permit Modification and Exception to the Road and Street Standards subject to the recommended conditions of approval.

STAFF CONTACT: Sean Trippi, Supervising Planner, (707) 299-1353 or sean.trippi@countyofnapa.org

APPLICANT AGENT CONTACT: Andrea A. Matarazzo, Pioneer Law Group, LLP; (916) 287-9500; andrea@pioneerlawgroup.net

- Attachments:** [A. Recommended Findings](#)
[B. Recommended Conditions of Approval and Final Agency Approval Memos](#)
[C. Initial Study/Mitigated Negative Declaration](#)
[D. Previous Conditions of Approval](#)
[E. Use Permit Major Modification Application Packet](#)
[F. County Road and Street Standards Exception Request](#)
[G. Water Availability Analysis & HMMWC Letter](#)
[H. Wastewater Feasibility Study](#)
[I. Traffic Study](#)
[J. Graphics.pdf](#)
[K. Winery Comparison Analysis & Summary of Changes](#)
[L. Public Comments](#)

8. ADMINISTRATIVE ITEMS

- A. Receive a presentation on the Napa County Public Draft 2026 Water Availability Analysis (WAA) Guidance document and supplemental Technical Report. [26-1010](#)

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE MAY 20, 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 APRIL 24, 2026 BY 3:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

AIME RAMOS(By e-signature)
 Aime Ramos, Clerk of the Commission