



## 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  
Alexandria Quackenbush, Meeting Clerk  
Angie Ramirez Vega, Meeting Clerk

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Wednesday, May 6, 2026

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, Molly Moran Williams, Walter Brooks

Commissioners Absent: Kara Brunzell, Pete Richmond

Motion by Commissioner Moran Williams to elect Commissioner Dameron as acting chair, seconded by Commissioner Brooks.

**2. PLEDGE OF ALLEGIANCE**

**3. CITIZEN COMMENTS AND RECOMMENDATIONS**

None

**4. APPROVAL OF MINUTES**

Motion by Commissioner Brooks to approve minutes for the April 1, 2026, regular meeting as presented, seconded by Commissioner Moran Williams

Vote: Carried 3-0-2

Yes: Brooks, Moran Williams, Dameron

No: None

Absent: Richmond, Brunzell

**5. AGENDA REVIEW**

Michael Parker gave the agenda review.

**6. DISCLOSURES**

Yes: Brooks, Dameron

No: Moran Williams

Absent: Richmond, Brunzell

## 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

**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](mailto:sean.trippi@countyofnapa.org)

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

Acting Chair Dameron opened public comment, receiving none, she closed public comment. Motion by Commissioner Brooks to continue the item to a date certain of July 1<sup>st</sup>, 2026, seconded by Commissioner Moran Williams.

Vote: Carried 3-0-2

Yes: Brooks, Moran Williams, Dameron

No: None

Absent: Richmond, Brunzell

**8. ADMINISTRATIVE ITEMS**

- A. Receive a presentation on the Napa County Public Draft 2026 Water Availability Analysis (WAA) Guidance document and supplemental Technical Report.  
Presented by Patrick Ryan, Planning Building Assistant Director and Vicki Kretsinger Grabert, Luhdorff & Scalmanini. Acting Chair Dameron opened public comment, four public comments were received. Acting Chair Dameron closed public comment.  
Commissioners asked and staff responded to questions; no action required

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

DISCUSSION OF ITEMS FOR THE **MAY 20, 2026, REGULAR MEETING**

Michael Parker discussed potential items for the May 20, 2026, meeting.

BOARD OF SUPERVISORS ACTIONS - None

OTHER DEPARTMENT ACTIVITIES - None

CODE COMPLIANCE REPORT - None

ZONING ADMINISTRATOR ACTIONS

Michael Parker reported on project actions.

OTHER PENDING PROJECT'S STATUS - None

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

Commissioner Moran Williams reported on the Wildlife Conservation Commission.

**11. ADJOURNMENT**

Meeting adjourned at 11:07am



ANGIE RAMIREZ VEGA, Meeting Clerk