

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, June 4, 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, Molly Moran Williams

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. 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**

The Clerk of the Commission request approval of Minutes for the meeting held on:
May 7, 2025 (All Commissioners present)

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

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

[25-841](#)

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 16, 2025 (State Clearinghouse No. SCH 2025030679) <https://ceqasubmit.opr.ca.gov/>. 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 General Plan 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

APPLICANT CONTACT: Kerry Smith, Owner; (707) 812-5006;
thewrightcorner@earthlink.net

CONTINUED FROM THE APRIL 16, 2025 REGULAR PLANNING
COMMISSION MEETING.

Attachments: [Attachment A - Recommended Findings](#)
[Attachment B - Revised Recommended Conditions of Approval and](#)
[Final Agency Approval Memos](#)
[Attachment C - Previous Project Conditions](#)
[Attachment D - Application and Project Description](#)
[Attachment E - RWQCB Geotracker database Report](#)
[Attachment F - Public Comments received on or before April 16.2025](#)
[Attachment G - CDFW Correspondence April 24.2025](#)
[Item 7a- Wrights Corner Powerpoint\(added after meeting\).pdf](#)

B. P&M VINEYARDS HOLDINGS LLC / THE WINERY AT MOUNT VEEDER/ USE PERMIT APPLICATION #P22-00248-UP, EXCEPTION TO THE CONSERVATION REGULATIONS #P25-00088-UP AND EXCEPTION TO THE NAPA COUNTY ROADS AND STREET STANDARDS

25-839

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration and Mitigation and Reporting Program (MMRP). According to the proposed Revised Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following area: 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 May 1, 2025, and running through June 2, 2025 (State Clearinghouse No. SCH 2025041466) <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: The request is to establish a new 25,000 gallon winery, including the construction of a new cave and hospitality facility with production and accessory uses, associated tours and tastings by appointment only, establishment of a marketing program, replacement of an existing bridge stream crossing and driveway improvements, removal and replacement of woodland habitat in conformance with the Conservation Regulations, a request for an Exception to the Conservation Regulations in the form of a Use Permit for a stream setback encroachment and a slope greater than 30 percent, and Request for Exception to the Napa County Roads and Street Standards. The project is located on a 114.87 acre parcel within the Agricultural Watershed (AW) zoning district and designated Agriculture, Watershed and Open Space (AWOS) in the General Plan at 1300 Mt Veeder Road, Napa (APN 034-230-029).

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration/MMRP and approve an Exception to the Conservation Regulations, an Exception to the Napa County Roads and Street Standards (RSS), and a Winery Use Permit subject to the recommended conditions of approval.

Staff Contact: Kelli Cahill, Planner III, (707) 265-2325 or kelli.cahill@countyofnapa.org

Applicant Contact: Gavin Sharrocks, (707) 695-1837 or
gavin@camboule.com

Attachments: [Attachment A Recommended Findings](#)
[Attachment B Recommended Conditions of Approval & Final Agency](#)
[Memos](#)
[Attachment C Initial Study-Mitigated Negative Declaration SCH No](#)
[2025041466](#)
[Attachment D Use Permit Application and Project Description](#)
[Attachment E Exception to the Conservation Regulations Application](#)
[Attachment F Napa County Roads and Street Standard Exception](#)
[Request](#)
[Attachment G Biological Resource Report and Purple needlegrass](#)
[supplemental Letter](#)
[Attachment H Terre Moto Tree Mitigation Plan](#)
[Attachment I Transportation Impact Study](#)
[Attachment J Wastewater Feasibility Report](#)
[Attachment K Water Availability Analysis](#)
[Attachment L Stormwater Control Plan](#)
[Attachment M Graphics](#)
[Attachment N Winery Comparison Chart](#)
[Attachment O Public Comments](#)
[Attachment P Project Revision Statement](#)
[Item 7B- Water Audit Comment & Change Memo\(added after initial](#)
[agenda\).pdf](#)
[Item 7B- The Winery at Mount Veeder\(added after meeting\).pdf](#)

C. SHAFER VINEYARDS, LLC / 6110 SILVERADO TRAIL/ [25-816](#)
WILDFOOTE TENTATIVE PARCEL MAP APPLICATION #P23-00076

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 after implementation of Mitigation Measures.

Mitigation Measures are proposed for the following area: Biological Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Tentative Parcel Map to subdivide an existing 126.8-acre parcel into two parcels: Parcel 1 (85.8 acres) and Parcel 2 (41 acres). No immediate development is proposed for the newly created parcels. However, foreseeable future development is anticipated to include single-family residences, accessory structures, access roads, and supporting infrastructure.

Staff Recommendations: Adopt the Mitigated Negative Declaration and approve the Tentative Parcel Map as conditioned.

Staff Contact: Curtis Sawyer, Planner II, (707) 299-1361, or curtis.sawyer@countyofnapa.org

Applicant Contact: John Webb at (707) 963-1217 or email jwebb@albionsurveys.com

Attachments: [A. Recommended Findings](#)
 [B. Recommended Conditions of Approval and Final Agency Memos](#)
 [C. General Plan Consistency Analysis](#)
 [D. Tentative Parcel Map Application](#)
 [E. Initial Study & Mitigated Negative Declaration](#)
 [F. Biological Resources Reconnaissance Report](#)
 [G. Graphics](#)
 [Item 7C- Public Comment\(added after initial agenda\).pdf](#)
 [Item 7C- Wildfoote\(added after meeting\).pdf](#)
 [Item 7C- Water Audit_Wildfoote comment letter\(added after meeting\).pdf](#)

8. ADMINISTRATIVE ITEMS - NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE JUNE 18, 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 5/23/2025 BY 5:00 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH (By e-signature)
Alexandria Quackenbush, Clerk of the Commission