



## Meeting Minutes

### Napa County 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

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**Wednesday, June 4, 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 Brooks to approve minutes for the May 7, 2025, regular meeting as presented, seconded by Commissioner Brunzell.

Vote: Carried 4-0-0

Yes: Brooks, Brunzell, Dameron, Richmond

No: None

Absent: None

**5. AGENDA REVIEW**

Charlene Gallina gave the agenda review.

**6. DISCLOSURES**

Yes: Dameron, Brunzell, Richmond, Brooks

No: None

Absent: None

## 7. PUBLIC HEARING ITEMS

### **A. 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 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).

APPLICANT CONTACT:

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

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

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

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

Motion by Commissioner Brunzell to Adopt the Negative Declaration based on Findings 1-7 in Attachment A;2. Approve Use Permit Major Modification No. P22-00241, based on recommended Findings 8-12 in Attachment A and subject to the revised recommended Conditions of Approval in Attachment B., seconded by Commissioner Richmond.

Vote: Carried 4-0-0

Yes: Brunzell, Richmond, Dameron, Brooks

No: None

Absent: None

**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**

**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](mailto:kelli.cahill@countyofnapa.org)

**APPLICANT CONTACT:** Gavin Sharrocks, (707) 695-1837 or [gavin@camboule.com](mailto:gavin@camboule.com)  
Chair Dameron opened public comment, receiving none, she closed public comment.  
Motion by Commissioner Brooks to Adopt the Mitigated Negative Declaration and the MMRP based on Findings 1-7 of Attachment A; 2. Approve an Exception to the Napa County Roads and Street Standards, based on Findings 8-9 of Attachment A; 3. Approval of an Exception to the Conservation Regulations No. P25-00088, based on Findings 10-16 of Attachment A; and, 4. Approval of Use Permit No. P22-00248, based on Findings 17-21 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

### **C. SHAFER VINEYARDS, LLC / 6110 SILVERADO TRAIL/ 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](mailto:curtis.sawyer@countyofnapa.org)

**APPLICANT CONTACT:** John Webb at (707) 963-1217 or email [jwebb@albionsurveys.com](mailto:jwebb@albionsurveys.com)

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

Motion by Commissioner Brunzell to Adopt the Mitigated Negative Declaration and

Mitigation Monitoring and Reporting Program, based on Findings 1-5 of Attachment A; and

2. Approve Tentative Parcel Map No. P23-00076, based on Finding 6-11 of Attachment A, and subject to the recommended Conditions of Approval (Attachment B)., seconded by Commissioner Richmond.

**8. ADMINISTRATIVE ITEMS – NONE**

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

**DISCUSSION OF ITEMS FOR THE *JUNE 18, 2025 REGULAR MEETING***

Michael Parker discussed potential items for the June 18, 2025 meeting.

**BOARD OF SUPERVISORS ACTIONS**

Michael Parker reported out on BOS actions.

**OTHER DEPARTMENT ACTIVITIES**

N/A

**CODE COMPLIANCE REPORT**

N/A

**ZONING ADMINISTRATOR ACTIONS**

N/A

**OTHER PENDING PROJECT'S STATUS**

N/A

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

None

**11. ADJOURNMENT**

Meeting adjourned at 12:12pm



ANGIE RAMIREZ VEGA, Meeting Clerk