



# 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, October 15, 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, Walter Brooks, Molly Moran Williams, Pete Richmond  
Commissioners Absent: None

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN COMMENTS AND RECOMMENDATIONS**

None.

4. **APPROVAL OF MINUTES**

Motion by Commissioner Brooks to approve minutes for the September 17, 2025, regular meeting as presented, seconded by Commissioner Moran Williams  
Vote: Carried 4-0-1  
Yes: Brooks, Moran Williams, Brunzell, Dameron  
No: None  
Abstain: Richmond

5. **AGENDA REVIEW**

Michael Parker gave the agenda review.

6. **DISCLOSURES**

Yes: Moran Williams, Brunzell, Richmond, Brooks, Dameron  
No: None

7. **PUBLIC HEARING ITEMS**

**A. TODD SHALLAN / SILVERADO RESORT & SPA PROJECT / USE PERMIT MINOR MODIFICATION NO. P24-00141-MM**

**CEQA STATUS:** Consideration and possible adoption of Categorical Exemptions Classes 1 and 4: It has been determined that this type of project does not have a significant effect on the environmental and is exempt from the California Environmental Quality Act (CEQA). [See Class 1 (“Existing Facilities”) and Class 4 (“Minor Alterations to Land”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15304(a), §15304(b), and §15304(f); as well as Napa County’s Local Procedures for Implementing the California Quality Act, Appendix B, Class 1: Existing Facilities, Subsection 3]. The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5.

**REQUEST:** Approval of a Use Permit Minor Modification to construct an event pavilion and an event lounge. An Exception to the Road and Street Standards is also requested to permit a firetruck turnaround and emergency vehicle access road to be located greater than 50 feet from the event lounge.

**STAFF RECOMMENDATION:** Find the project categorically exempt from CEQA and approve the Minor Modification to Use Permit as conditioned.

**STAFF CONTACT:** Trevor Hawkes, Supervising Planner, 1195 Third St, Suite 210, Napa, CA 94559; (707) 253-4388; [trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)

**APPLICANT CONTACT:** Todd Shallan, Vice President , 1600 Atlas Peak Rd, Napa, CA 94598; (707) 257-5430; [todd.shallan@silveradoresort.com](mailto:todd.shallan@silveradoresort.com)

**APPLICANT REPRESENTATIVE CONTACT:** Scott Greenwood-Meinert, 700 Main Street, Suite 301, Napa, CA, 94558; (415) 772-5741; [sgreenwood-meinert@coblentzlaw.com](mailto:sgreenwood-meinert@coblentzlaw.com)

**OTHER REPRESENTATIVE CONTACT:** Christina Nicholson, P.E., 1665 2nd Street, Napa, 94559; (707) 773-7829; [cnicholson@sherwoodengineers.com](mailto:cnicholson@sherwoodengineers.com)

Chair Dameron opened public comment, nine comments were received, Chair Dameron closed public comment. Commissioner Richmond recused himself from this project due to conflict of interest.

Motion by Commissioner Brooks to continue the item to November 5, 2025, Planning Commission Meeting, seconded by Commissioner Brunzell

Vote: Carried 4-0-1

Yes: Brooks, Brunzell, Moran Williams, Dameron

No: None

Abstain: Richmond

**8. ADMINISTRATIVE ITEMS – NONE**

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

DISCUSSION OF ITEMS FOR THE *AUGUST 6, 2025 REGULAR MEETING*

Michael Parker discussed the item continued for the November 5, 2025, meeting.

BOARD OF SUPERVISORS ACTIONS

Michael Parker reported on BOS project actions.

OTHER DEPARTMENT ACTIVITIES - None

CODE COMPLIANCE REPORT - None

ZONING ADMINISTRATOR ACTIONS

Michael Parker reported on ZA project actions.

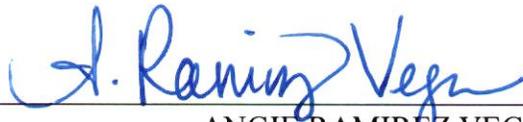
OTHER PENDING PROJECT’S STATUS - None

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

Commissioner Brunzell reported on Airport Advisory Committee meeting held on 10/6/25.

**11. ADJOURNMENT**

Meeting adjourned at 11:33am



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ANGIE RAMIREZ VEGA, Meeting Clerk