

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, December 3, 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

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/35930/2025-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. **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**

- A. Approval of minutes from the regular meeting of November 5, 2025.

[25-1971](#)

Attachments: [11-5-25 Draft Minutes.pdf](#)

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

7. PUBLIC HEARING ITEMS

A. STEVEN CONTURSI / ARROW AND BRANCH WINERY / USE PERMIT MAJOR MODIFICATION P23-00057-MOD

[25-1962](#)

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 areas: Biological Resources and Noise. 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 Use Permit Major Modification to include the following:

an increase in wine production from 30,000 gallons per year to 45,000 gallons per year, increase employment, increase daily tours and tastings by appointment only, increase marketing events, expansion of an existing winery building to create additional production and accessory space, construction of a covered terrace with outdoor tasting, installation of an approximately 81,000 gallon process water storage tank, and reconfiguration of existing parking.

The project is located on an approximately 10.09-acre site within the Agricultural Preserve (AP) zoning district with a General Plan land use designation of Agricultural Resource (AR) at 5215 Solano Ave, Napa, CA 94558; APN: 034-190-040-000.

Staff Recommendation: Adopt the Initial Study/Mitigated Negative Declaration prepared for the project and approve Use Permit Major Modification No. P23-00057-MOD, as conditioned.

Staff Contact: Matt Ringel, Planner III,
Matthew.ringel@countyofnapa.org, (707) 299-1351

Applicant Contact: Steven Contursi, 1042 North Pacific Coast Hwy,
Laguna Beach, CA 92651

Applicant Representative Contact: Donna Oldford, Plans 4 Wine, 2620
Pinot Way, St. Helena, CA 94558; dboldford@aol.com; (707) 204-5794

- Attachments:** [Attachment A - Recommended Findings](#)
[Attachment B - Recommended Conditions of Approval PC](#)
[Attachment C - Initial Study and Mitigated Negative Declaration](#)
[Attachment D - Applicant's Response Letter](#)
[Attachment E - Environmental Noise Assessment Addendum](#)
[Attachment F - Public Comment](#)
[Item 7A- Public Comment \(added after initial agenda posting\).pdf](#)
[Item 7A -Arrow & Branch Presentation\(added after meeting\).pdf](#)
[Item 7A- WAC supplemental comment\(added after meeting\) .pdf](#)

- B.** E&P TECHNOLOGY WAY - BUILDINGS A & B / DENNIS PAULLEY [25-1945](#)
/ USE PERMIT APPLICATIONS #P22-00307 and #P22-00308

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 areas: Biological Resources, Cultural Resources, and Transportation. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (State Clearinghouse Number #2024100855) 2024100855)

Request: Approval of two separate Use Permit applications to allow the construction of two separate projects and buildings: Building A - a 450,000 gallon per year wine production and storage facility within a proposed 143,312 sf building (P22-00307-UP) and Building B - speculative warehouse/office uses within a proposed 66,915 sf building (P22-00308-UP).

The Building A project proposes winery uses that will include grape crushing, bulk wine processing and storage, stainless steel tank and barrel storage, bottling, and office space. In addition, approximately 13,000 sf of covered outdoor work area will be located on the north side of the building. The proposal also includes 129 parking spaces and eight (8) spaces for semi-trailers. Access will be provided by three (3) new driveways; one (1) on Technology and two (2) on Morris Court. Tours, tastings, and marketing events are not proposed with this application and will not occur as part of this permit. The applicant is also requesting a variation to the development regulations of the Specific Plan to reduce the required 40-foot average building setback along the south property line to approximately 31-feet.

The Building B project proposes to allow warehouse and office uses within the proposed 66,915 sf building. The proposal also includes 82 parking spaces. Access will be provided via two (2) new access driveways off Technology Way on the far west and east sides of the project site. The warehouse uses are consistent with allowable warehouse uses as outlined in Napa County Code Industrial Park zoning district (18.40.020) and the Napa Valley Business Park Specific Plan (NVBPSP.)

The City of American Canyon will provide both projects with water service . Napa Sanitation District (NSD) will provide sewer. Both buildings will be sprinklered for fire protection.

There are three parcels comprising the two project sites: Building A is

proposed on a 13.2-acre parcel on the north side of Technology Way and Morris Court (APN 057-250-030) and Building B is proposed on a 6.87-acre project site on the north side of Technology Way, opposite Gateway Road West (APN's 057-250-031& -032), which will be merged as required by a condition of approval. Both sites are located in the NVBPSP area within the IP:AC (Industrial Park: Airport Compatibility) Zoning District.

Staff Recommendation: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Use Permit with the proposed conditions of approval.

Staff Contact: Sean Kennings, Contract Planner, (415) 533-2111, or sean@lakassociates.com

Applicant Contact: Mike Kelley, 5150 Fair Oaks Blvd, Suite 101-219, Carmichael, CA 94608, (916) 956-0524

CONTINUED FROM THE NOVEMBER 20, 2024, PLANNING COMMISSION MEETING.

- Attachments:** [A. Revised Recommended Findings](#)
[B. Revised Conditions of Approval & Final Agency Approval Memos - Building A](#)
[C. Revised Conditions of Approval & Final Agency Approval Memos - Building B](#)
[D. Revised Initial Study/Mitigated Negative Declaration & MMRP](#)
[E. Use Permit Application Packets](#)
[F. Biological Resource Analysis](#)
[G. Transportation Impact Study](#)
[H. Water Supply Reports](#)
[I. Geotechnical Investigation](#)
[J. Stormwater Control Plans](#)
[K. Graphics](#)
[L. NVBPSP Wineries](#)
[M. California Department of Fish & Wildlife letter dated November 15, 2024](#)
[N. Adams Broadwell Joseph & Cardoza letter dated November 19, 2024](#)
[O. Water Audit California letter dated November 19, 2024](#)
[P. Other Public Comments](#)
[Q. First Carbon Solutions response to comments memo dated November 10, 2025](#)
[R. Staff Memo dated November 20, 2025](#)
[Item 7B - Comment Letter & Attachments ABJ&C\(added after initial agenda posting\).pdf](#)
[Item 7B - Public Comment \(added after initial agenda posting\).pdf](#)
[Item 7B- WAC supplemental comment \(added after meeting\).pdf](#)
[Item 7B- WAC exhibits to supplemental \(added after meeting\).pdf](#)
[Item 7B - Public Comment 2\(added after meeting\).pdf](#)

8. ADMINISTRATIVE ITEMS

- A. Staff requests the Planning Commission receive a presentation on Historic Preservation from Christine Madrid French, Executive Director of Napa County Landmarks, and Kara Brunzell, Architectural Historian and Principal of Brunzell Historical. **25-1885**

Attachments: [Item 8A - Historic Preservation Presentation\(added after meeting\).pdf](#)

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE DECEMBER 17, 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 11/21/25 BY 4:00 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