



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

Wednesday, December 3, 2025

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. CALL TO ORDER / ROLL CALL

Commissioners Present: Megan Dameron, Kara Brunzell, Molly Moran Williams,
Commissioners Absent: Walter Brooks, Pete Richmond

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

One comment received.

4. APPROVAL OF MINUTES

Motion by Commissioner Brunzell to approve minutes for the November 5, 2025, regular meeting as presented, seconded by Commissioner Moran Williams

Vote: Carried 3-0-2

Yes: Brunzell, Moran Williams, Dameron

No: None

Absent: Brooks, Richmond

5. AGENDA REVIEW

Michael Parker gave the agenda review.

6. DISCLOSURES

Yes: Moran Williams, Brunzell, Dameron

No: None

Absent: Brooks, Richmond

7. PUBLIC HEARING ITEMS

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

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 an 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

CONTINUED FROM SEPTEMBER 17, 2025, PLANNING COMMISSION MEETING

Chair Dameron opened public comment, eight comments were received.

Chair Dameron closed public comment.

Motion by Commissioner Brunzell 1. Adopt the revised Initial Study/Mitigated Negative Declaration and revised Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment A; 2. Approve the Use Permit Major Modification (P23-00057-MOD) based on recommended Findings 8-12 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B, and additional conditions of approval as discussed, seconded by Commissioner Moran Williams.

Vote: Carried 3-0-1-1

Yes: Brunzell, Moran Williams, Dameron

No: None

Absent: Brooks

Recused: Richmond

B. E&P TECHNOLOGY WAY - BUILDINGS A & B / DENNIS PAULLEY / 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.
Item was dropped from agenda during agenda review.

8. ADMINISTRATIVE ITEMS – NONE

- 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. Presentation given by Christine Madrid French and Kara Brunzell.

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

DISCUSSION OF ITEMS FOR THE **DECEMBER 17, 2025 REGULAR MEETING**

Michael Parker discussed potential items for the December 17, 2025, meeting.

BOARD OF SUPERVISORS ACTIONS - None

OTHER DEPARTMENT ACTIVITIES - None

CODE COMPLIANCE REPORT - None

ZONING ADMINISTRATOR ACTIONS - None

OTHER PENDING PROJECT'S STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Commissioner Brunzell reported on Airport Advisory Committee.

11. ADJOURNMENT

Meeting adjourned at 11:48am



ANGIE RAMIREZ VEGA, Meeting Clerk