



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, November 5, 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, Walter Brooks, Molly Moran Williams
Commissioners Absent: Pete Richmond

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

Two comments received.

4. APPROVAL OF MINUTES

Motion by Commissioner Brooks to approve minutes for the October 15, 2025, regular meeting as presented, seconded by Commissioner Moran Williams

Vote: Carried 4-0-1

Yes: Brooks, Moran Williams, Brunzell, Dameron

No: None

Absent: Richmond

5. AGENDA REVIEW

Michael Parker gave the agenda review.

6. DISCLOSURES

Yes: Brooks, Brunzell, Moran Williams, Dameron

No: None

Absent: Richmond

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

APPLICANT CONTACT: Todd Shallan, Vice President, 1600 Atlas Peak Rd, Napa, CA 94598; (707) 257-5430; 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

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

CONTINUED FROM OCTOBER 15, 2025, PLANNING COMMISSION MEETING

Chair Dameron opened public comment, eight comments were received, Chair Dameron closed public comment.

Motion by Commissioner Moran Williams finds the project categorically exempt based on the recommended Findings 1-4 in Attachment A; 2. Approve the Napa County Road and Street Standards Exception Request based on the recommended Findings 5-6 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B.3. Approve Use Permit Minor Modification Application No. P24-00141-MM, based on recommended Findings 7-14 in

Attachment A, and subject to the recommended Conditions of Approval in Attachment B as amended, seconded by Commissioner Brunzell

Vote: Carried 4-0-1

Yes: Moran Williams, Brunzell, Brooks, Dameron

No: None

Recused: 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 potential items for the November 19, 2025, meeting.

BOARD OF SUPERVISORS ACTIONS - None

OTHER DEPARTMENT ACTIVITIES - None

CODE COMPLIANCE REPORT

Michael Parker reported on Code Compliance actions

ZONING ADMINISTRATOR ACTIONS - None

OTHER PENDING PROJECT’S STATUS

Michael Parker reported on community workshops happening in November.

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Commissioner Brooks asked clarifying questions and initiated a general discussion regarding the Airport Land Use Commission.

11. ADJOURNMENT

Meeting adjourned at 11:54am



ANGIE RAMIREZ VEGA, Meeting Clerk