



## 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, August 6, 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**

Pledge was held during the preceding ALUC meeting.

**3. CITIZEN COMMENTS AND RECOMMENDATIONS**

None.

**4. APPROVAL OF MINUTES**

Motion by Commissioner Brooks to approve minutes for the July 16, 2025, regular meeting as presented, seconded by Commissioner Brunzell

Vote: Carried 5-0-0

Yes: Brooks, Brunzell, Moran Williams, Richmond, Dameron

No: None

Abstain: None

**5. AGENDA REVIEW**

Michael Parker gave the agenda review.

**6. DISCLOSURES**

Yes: Brooks, Richmond, Brunzell, Moran Williams, Dameron

No: None

## 7. PUBLIC HEARING ITEMS

### A. SHEA ROUDA / GATEWAY 24 NAPA, NEW WINERY / USE PERMIT NO. P24-00134-UP

**CEQA STATUS:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological and Cultural Resources unless mitigation measures are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**REQUEST:** Approval of a Use Permit for a new 250,000 gallon per year winery in a 54,790 sq. ft one-story building with fifty-five (55) parking spaces. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The request also includes a variation to the development standards of the Napa Valley Business Park Specific Plan (NVBPSP). The project is proposed on a 4.33-acre site on the east side of Gateway Road East and the south side of Sheehy Creek, within the Industrial Park: Airport Compatibility (IP:AC) zoning district. APN 057-200-039.

**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:** Wendy Atkins (707) 259-8757, or [wendy.atkins@countyofnapa.org](mailto:wendy.atkins@countyofnapa.org)

**APPLICANT CONTACT:** Shea Rouda, Gateway 24 Napa LLC: (614) 502-1456, or [srouda@phelandevco.com](mailto:srouda@phelandevco.com)

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

Motion by Commissioner Brooks to Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Gateway 24 Winery based on findings 1-6 of Attachment A; and 2. Approve Use Permit P24-00134-UP including a variation to development standards, based on findings 7-14 of Attachment A, and subject to the conditions of approval (Attachment B) with conditions and evidence that they've installed to the county, seconded by Commissioner Brunzell.

Vote: Carried 5-0-0

Yes: Brooks, Brunzell, Richmond, Moran Williams, Dameron

No: None

## 8. ADMINISTRATIVE ITEMS – NONE

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

DISCUSSION OF ITEMS FOR THE ***AUGUST 20, 2025, REGULAR MEETING***

Michael Parker discussed potential items for the August 20, 2025, meeting.

BOARD OF SUPERVISORS ACTIONS

Michael Parker reported out on BOS actions

OTHER DEPARTMENT ACTIVITIES - None

CODE COMPLIANCE REPORT - None

ZONING ADMINISTRATOR ACTIONS

Michael Parker reported out on ZA actions

OTHER PENDING PROJECT'S STATUS - None

**10. COMMISSIONER COMMENTS / COMMITTEE REPORTS**

None

**11. ADJOURNMENT**

Meeting adjourned at 11:01am



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ANGIE RAMIREZ VEGA, Meeting Clerk