



Regular Meeting Minutes

Napa County Planning Commission

District 1, Kara Brunzell
District 2, Dave Whitmer (*Chair*)
District 3, Heather Phillips (*Vice-Chair*)
District 4, Andrew Mazotti
District 5, Megan Dameron

Brian D. Bordona, Director
Laura Anderson, County Counsel
Michael Parker, Planning Manager
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez Vega, Meeting Clerk

Wednesday, November 20, 2024

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. CALL TO ORDER / ROLL CALL

Commissioners Present: Kara Brunzell, Heather Phillips, Megan Dameron, Dave Whitmer
Commissioners Absent: Andrew Mazotti

2. PLEDGE OF ALLEGIANCE

Led by Chair Whitmer.

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Motion by Member Brunzell to approve minutes for the October 2, 2024, regular meeting as presented, seconded by Member Dameron.

Vote: Carried 3-0-1-1

Yes: Brunzell, Dameron, Phillips

No: None

Abstain: Whitmer

Absent: Mazotti

5. AGENDA REVIEW

Brian Bordona gave the agenda review.

6. DISCLOSURES

Yes: Brunzell, Dameron, Phillips, Whitmer

No: None

Absent: Mazotti

7. PUBLIC HEARING ITEMS

A. E&P TECHNOLOGY WAY – BUILDING 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)

REQUEST: Approval of two Use Permit applications to allow the construction of two separate 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 - a 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 square feet of covered work outdoor 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. The applicant is 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.)

Both buildings will be provided with water service from the City of American Canyon. Napa Sanitation District (NSD) will provide sewer. The 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 combined. Both sites are located in the Napa Valley Business Park Specific Plan 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

OTHER REPRESENTATIVE: Restaurant 209, 2416 E. Wichita, KS, 67219; (316) 847-4821; just.williams@pressnapavalley.com

Motion by Member Whitmer to continue the item to a date uncertain.

Seconded by Member Brunzell.

Vote: Carried 4-0-1

Yes: Whitmer, Dameron, Brunzell, Phillips

No: None

Absent: Mazotti

8. ADMINISTRATIVE ITEMS – NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

None.

DISCUSSION OF ITEMS FOR THE **DECEMBER 4, 2024 REGULAR MEETING**

BOARD OF SUPERVISORS ACTIONS

OTHER DEPARTMENT ACTIVITIES

CODE COMPLIANCE REPORT

ZONING ADMINISTRATOR ACTIONS

OTHER PENDING PROJECT'S STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

➤ Member Brunzell reported out on the Airport Advisory Committee meeting.

11. ADJOURNMENT

Meeting adjourned at 9:22am



ALEXANDRIA QUACKENBUSH, Meeting Clerk