

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, February 4, 2026

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor
Napa, CA 94559**

Planning Commission

District 1, Kara Brunzell (Chair)

District 2, Walter Brooks

District 3, Molly Moran Williams

District 4, Pete Richmond (Vice-Chair)

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

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/40034/2026-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**

The Clerk of the Commission requests approval of minutes from the regular meeting held on January 21, 2026.

[26-244](#)

Attachments: [Minutes 1-21-26](#)

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

7. PUBLIC HEARING ITEMS

- A. R & R LANDS, LLC / NAPA VALLEY MUSEUM/MARKETPLACE - UNDER-STUDY / USE PERMIT MODIFICATION P25-00278-VMM [26-196](#)**

CEQA STATUS: The proposed project is exempt from CEQA pursuant to 14 California Code of Regulations (CCR) Section 15061(b)(3) (State CEQA Guidelines) in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

REQUEST: A Use Permit Modification to Use Permit P24-00072-UP & Variance P24-00241 for the Napa Valley Museum/Under-Study requesting the Planning Commission modify and/or eliminate Conditions of Approval regarding wastewater monitoring and seating for the Marketplace-Under-Study. The project was approved by the Planning Commission on October 2, 2024, subject to Conditions of Approval that included limitations on seating. The project is located on the southwest side of State Highway 29 at the intersection of White Lane across the highway at 607 South St. Helena Highway, St. Helena, CA 94574; APN: 027-150-001-000. The parcel size is 1.41 acres and is general plan designated as Agricultural Resource (AR) and within the Commercial Neighborhood (CN) zoning district.

Staff Recommendation: On January 16, 2026, the applicant's representative submitted an email withdrawing this application request. Therefore, the public hearing for this item has been dropped from the agenda.

Staff Contact: Charlene Gallina, Supervising Planner; (707)299-1355; charlene.gallina@countyofnapa.org

Applicant Contact: Justin Williams, Restaurant 209, 2416 E. Wichita, KS, 67219; (316) 847-4821; justin.williams@pressnapavalley.com (aka: Marketplace-Under-Study)

Applicant Representative: Jeff Dodd, Esq., 700 Main St. Suite 301, Napa, 94559; (707) 603-2722; jdodd@coblentzlaw.com

CONTINUED FROM THE DECEMBER 17, 2025 PLANNING COMMISSION MEETING.

Attachments: [Attachment A - P25-00278-VMM Withdrawal Request Item 7A - Withdrawal Request \(added after initial agenda posting\).pdf](#)

- B.** JEFF SMITH / HOURGLASS WINERY / USE PERMIT MAJOR MODIFICATION P19-00102-MOD, VIEWSHED P23-00278-VIEW, EXCEPTION TO THE CONSERVATION REGULATIONS P23-00279-UP, AND EXCEPTION TO THE ROAD AND STREET STANDARDS [26-204](#)

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 area: Biological Resources and Tribal Cultural Resources. In accordance with Section 15105(b) of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Negative Declaration to the State Clearinghouse for a 30-day review period beginning January 1, 2026, and running through January 30, 2026 (State Clearinghouse No. SCH 2025121182) <https://ceqasubmit.opr.ca.gov/>. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to grant a modification to Use Permit No. P06-01161-UP and subsequent modifications, to allow the following:

A. Components Necessary to Remedy Existing Violations:

- 1) Excavation of approximately 1,300 cubic yards of spoils and the removal of 0.1 acre of vineyard associated with the construction of improvements to the project driveway, as detailed on the plans prepared by Albion Surveys, Inc, dated October 2, 2023, and required prior to the recognition of an increase of Tours and Tastings, and increase in employee count;
- 2) Removal of one (1) oak tree associated with driveway improvements, and the planting of three (3) replacement oak trees (at a 3:1 ratio) on the project parcel;
- 3) Remove two water tanks and associated utilities, located on slopes in excess of 50%, and restoration of the site;
- 4) Recognition and approval of 18 visitors per day for by-appointment Tours and Tastings with a weekly maximum of 126 visitors. The winery was approved for ten (10) visitors per day with a maximum of twenty-two (22) visitors per week;
- 5) Recognition and approval of two (2) full-time employees and two (2)

harvest employees. The winery was approved for one (1) full-time employee and two (2) harvest employees;

6) Approval of an Exception to the Napa County Road and Street Standards (RSS) to construct a modified driveway design that serves the same overall practical effect of the RSS; and

7) Approval of an Exemption to the Conservation Regulations to expand the existing driveway within the stream setback.

B. Expansion Beyond Existing Entitlements:

1) Increase production capacity from 30,000 gallons per year to 65,000 gallons per year;

2) Construct 28,382 sq. ft. of additions to the existing Type 3 Cave, expanding the new total cave area to 38,782 sq. ft., including 36,573 sq. ft. of production area (barrel storage, cold room, wine storage, etc.) and 2,209 sq. ft. for uses accessory to a winery (hospitality area, catering kitchen, and restrooms);

3) Construct a 3,889 sq. ft. utility area, connected to the southeastern cave portal ingress/egress;

4) Construct a 6,555 sq. ft. hospitality building, including 296 sq. ft. of production area, and 6,259 sq. ft. for uses accessory to a winery;

5) Construct a 916 sq. ft. hospitality building for uses accessory to a winery, including a tasting room, patio, and restroom in conformance to the Viewshed Protection Program (Napa County Code Chapter 18.106);

6) Reconfigure the existing crush pad to accommodate an additional approximately nine (9) production tanks and associated catwalks;

7) Construct a 65,000 gallon water tank and pump house;

8) Approval of on-premises consumption of wines produced on-site on the outdoor patios/decks, outside of hospitality buildings, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5. No on-premises consumption was approved for the winery;

9) Excavation of approximately 25,000 cubic yards of spoils associated with the construction of structural pads for the new accessory structures, and cave construction;

10) Removal of one (1) oak tree associated with construction of the proposed utility area, and the planting of 3 replacement oak trees (at a 3:1 ratio) on the project parcel;

11) Increase the number of onsite parking spaces from nine (9) to fourteen (14);

12) Increase visitation from 18 visitors per day (recognized above) to 20 visitors per day for by-appointment Tours and Tastings with a weekly maximum of 140 visitors (126 maximum weekly visitors recognized above);

13) Increase employment from two (2) full-time employees and two (2)

harvest employees (recognized above) to ten (10) full-time employees and two (2) harvest employees;

14) Increase the marketing program to allow: Fifty-four (54) events per year with a maximum of 30 guests, one (1) event per year with a maximum of 100 guests, three (3) events per year with a maximum of 250 guests, and one (1) event per year with a maximum of 500 guests. Events to include catered food. Daily tours and tastings shall not occur on days with marketing events;

15) Installation of wastewater improvements, as detailed in the Wastewater Feasibility Study prepared by Applied Civil Engineering, dated February 3, 2023;

16) Installation of a public water system; and

17) Landscaping, and other improvements typically associated with wineries.

The project is located on an approximately 39-acre and 6-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designations of Agriculture, Watershed, and Open Space (AWOS) and Agricultural Resource (AR) at 817 Lommel Road, Calistoga, CA 94515. APNs 021-010-080-000 (winery parcel) and 021-010-081-000 (parcel with additional vineyards) (Formerly APN 021-010-001-000, 018-060-024-000, and 018-060-084-000 - revised per Lot Line Adjustment LLA No. W23-00056 (Recorded May 31, 2024).

Staff Recommendation: Adopt the Initial Study/ Mitigated Negative Declaration prepared for the project and approve Use Permit Major Modification No. P19-00102-MOD, Viewshed Protection Program No. P23-00278-VIEW, Exception to the Conservation Regulations No. P23-00279-UP, and Exception to the Road and Street Standards, as conditioned.

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

Applicant Contact: Jeff Smith, 1104 Adams Street, Suite 104, St. Helena, CA 94574, jrsmith@napanet.net, (707) 968-9332.

Applicant Representative Contact: Jon Webb, New Albion Surveys, Inc., 1113 Hunt Avenue, St. Helena, CA 94574, jwebb@albionsurveys.com, (707)963-1217.

Attachments: [Attachment A - Recommended Findings](#)
[Attachment B - Recommended Conditions of Approval and Final Agency Approval Memos](#)
[Attachment C - Hourglass Winery Initial Study/Negative Declaration](#)
[Attachment D - Use Permit Applications and Narrative](#)
[Attachment E - Road and Street Standards Exception Request](#)
[Attachment F - Water Availability Analysis](#)
[Attachment G - Biological Resource Survey](#)
[Attachment H - Storm Water Control Plan](#)
[Attachment I - Public Water System Feasibility Report](#)
[Attachment J - Wastewater Feasibility Study](#)
[Attachment K - Winery Comparison Table](#)
[Attachment L - Graphics](#)
[Attachment M - Public Comment](#)
[Item 7B - Additional Public Comment \(added after initial agenda posting\)](#)
[Item 7B - Water Audit Comment Letter \(added after meeting\).pdf](#)
[Hourglass Winery Staff Powerpoint \(added after meeting\).pdf](#)

- C. STEVE MCPHERSON / PROMISE WINERY / VARIANCE P25-00283, [26-130](#)
USE PERMIT P22-00384-UP, AND EXCEPTION TO THE NAPA
COUNTY ROAD AND STREET STANDARDS

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration (State Clearing House No. 2025120435), 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 and Tribal Cultural Resources. 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 Variance to the 300-foot winery setback from a private road and the 600-foot winery setback from Sage Canyon Rd/Hwy 128 to allow winery buildings in the setbacks; a Use Permit to establish a new phased 30,000 gallons per year winery, including the conversion and expansion of an existing barn to a winery, construction of a wine cave and covered crush pad/bottling area for wine production, conversion of an existing accessory dwelling unit to a tasting room, construction of an unenclosed covered parking structure, associated tours and tastings by appointment only, and establishment of a marketing program; and an exception to the Napa County Road and Street Standards (RSS) for project driveway improvements that serve the same overall practical effect of the Napa County Road and Street Standards.

The project is located on an approximately 62.56-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 2004 Sage Canyon Rd, St. Helena, CA 94574; APN: 032-520-009.

Staff Recommendation: Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project and approve the Variance No. P25-00283, Exception to the Road and Street Standards, and Use Permit No. P22-00384, as conditioned.

Staff Contact: Hannah Spencer, Planner III;
Hannah.spencer@countyofnapa.org, (707) 253-4018

Applicant Contact: Steve McPherson, 2004 Sage Canyon Rd, Saint Helena, CA 94574

Applicant Representative Contact: Josh Devore, DP&F Law, 1500 First

Street, Suite 200, Napa, CA 94559; jdevore@dpf-law.com, (707) 261-7000.

- Attachments:** [Attachment A - Recommended Findings](#)
[Attachment B - Recommended Conditions of Approval and Final Agency Approval Memos](#)
[Attachment C - Promise Winery IS-MND](#)
[Attachment D - Use Permit and Variance Application Forms and Narrative](#)
[Attachment E - County Road and Street Standards Exception Request](#)
[Attachment F - Water Availability Analysis](#)
[Attachment G - Wastewater Analysis](#)
[Attachment H - Biological Study prepared for P17-00348-ECP](#)
[Attachment I - Vehicle Sight Distance Mitigation Report](#)
[Attachment J - 30000g WineryComparison Table](#)
[Attachment K - Graphics](#)
[Attachment L - Public Comments](#)
[Item 7C - Memo \(added after initial agenda posting\)](#)
[Item 7C - Additional Public Comment \(added after initial agenda posting\)](#)
[Item 7C - Water Audit Comment Letter \(added after meeting\).pdf](#)
[Promise Winery Staff Powerpoint\(added after meeting\).pdf](#)
[Promise Winery Graphics\(added after meeting\).pdf](#)

8. ADMINISTRATIVE ITEMS - NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE FEBRUARY 18, 2026 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 1/23/26 BY 4:30 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA (By e-signature)

Angie Ramirez Vega, Clerk of the Commission