

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, January 21, 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-C
alendar?bidId=](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

- A. The Clerk requests approval of minutes from the regular meeting held on January 7, 2026.

[26-53](#)

Attachments: [Minutes 01-07-2026](#)

5. AGENDA REVIEW

6. DISCLOSURES

7. PUBLIC HEARING ITEMS

A. DIAMOND MOUNTAIN VINEYARD COMPANY INC/ DIAMOND CREEK VINEYARDS / MAJOR MODIFICATION NO. P19-00177 - MOD & REQUEST FOR EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS

26-98

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program (MMRP) (SCH#2025120440). 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. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The project was scheduled to be heard at the Planning Commission Hearing of January 7, 2026. However, due to an unannounced closure of the Governor's Office of Land Use and Climate Innovation, the posting of Initial Study-Mitigated Negative Declaration prepared for this project was delayed. Since the project was not posted in a timely manner that would allow State or public review for the required 30 day review period prior to the hearing, the item was continued to January 21, 2026. In accordance with Section 15105(b) of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Mitigated Negative Declaration to the State Clearinghouse for a 30-day review period beginning December 10, 2025, and running through January 9, 2026.

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 modify an existing winery Use Permit and subsequent modifications to recognize and approve items that are out of compliance with the permitted entitlements and for expansion beyond existing entitlements such as construction of a new winery building and agricultural storage building, increase in annual wine production, number of employees, weekly visitation, on-premises consumption of wine produced on-site, additional parking, decrease in the number of marketing events, necessary infrastructure improvements and upgrades to the wastewater system, and conversion of the existing winery building to a single-family residence with parking. The request also includes an Exception to the Napa County Road and Street Standards. The project is located on a 78.12-acre holding within the Agricultural Watershed (AW) zoning district and General Plan designated as Agriculture, Watershed,

and Open Space (AWOS) at 1500 Diamond Mountain Road, Calistoga, CA 94515. APN 020-440-004 (Winery Parcel) and 020-400-012 (Residential Parcel).

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration/MMRP and approve an Exception to the Napa County Road and Street Standards (RSS), and a Winery Use Permit Modification subject to the recommended conditions of approval.

STAFF CONTACT: Kelli Cahill, Planner III, (707) 265-2325 or kelli.cahill@countyofnapa.org

APPLICANT AGENT CONTACT: Lester Hardy, Attorney; (707) 480-8093; lester@lfhardy.com

CONTINUED FROM JANUARY 7, 2026 PLANNING COMMISSION MEETING.

Attachments: [Attachment A - Recommended Findings](#)

[Attachment B - Recommended Conditions of Approval and Final Agency Approval Memos](#)

[Attachment C - Initial Study Mitigated Negative Declaration and MMRP](#)

[Attachment D - Previous Conditions of Approval](#)

[Attachment F - Request for Exception to the Road and Street Standards](#)

[Attachment E - Use Permit Major Mod Application Packet](#)

[Attachment G - Water Availability Analysis and Supplemental WAA for Interim Program](#)

[Attachment H - Wastewater Feasibility Report](#)

[Attachment I - Stormwater Control Plan](#)

[Attachment J - Biological Resources Assessment](#)

[Attachment J.1 - Potential Canopy Preservation Areas](#)

[Attachment K - Trip Generation Worksheet](#)

[Attachment L - Sight Distance Report](#)

[Attachment M - Bridge Condition Report](#)

[Attachment N - Winery Comparison Analysis and Summary of Changes](#)

[Attachment O - Graphics](#)

[Attachment P - Public Comments](#)

[Item 7A - Comment Letter \(added after initial agenda posting\).pdf](#)

[Item 7A - Presentation\(added after meeting\).pdf](#)

8. ADMINISTRATIVE ITEMS

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE FEBRUARY 4, 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 1/9/2026 BY 4:00 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