



Meeting Minutes

Napa County 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

Wednesday, January 21, 2026

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. CALL TO ORDER / ROLL CALL

Commissioners Present: Kara Brunzell, Pete Richmond, Megan Dameron, Walter Brooks, Molly Moran Williams

Commissioners Absent: None

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None

4. APPROVAL OF MINUTES

Motion by Commissioner Dameron to approve minutes for the January 7, 2026, regular meeting as presented, seconded by Commissioner Brooks

Vote: Carried 5-0-0

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

No: None

Absent: None

5. AGENDA REVIEW

Charlene Gallina gave the agenda review.

6. DISCLOSURES

Yes: Brooks, Richmond, Moran Williams, Brunzell

No: Dameron

Absent: None

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

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: 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

Chair Brunzell opened public comment, receiving none, she closed public comment.

Motion by Commissioner Dameron to adopt the Mitigated Negative Declaration and the MMRP based on Findings 1-7 in Attachment A; 2. Approval of an Exception to the Road and Street Standards, based on Findings 8-9 of Attachment A; and, 3 Approval of Use Permit Major Modification No. P19-00177, based on Findings 10-14 of Attachment A and subject to the recommended Conditions of Approval in Attachment B, as amended, seconded by Commissioner Richmond.

Vote: Carried 5-0-0

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

No: None

Absent: None

8. ADMINISTRATIVE ITEMS - None

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

DISCUSSION OF ITEMS FOR THE *FEBRUARY 4, 2026, REGULAR MEETING*

Michael Parker discussed potential items for the February 4, 2026, meeting.

BOARD OF SUPERVISORS ACTIONS - None

OTHER DEPARTMENT ACTIVITIES - None

CODE COMPLIANCE REPORT - None

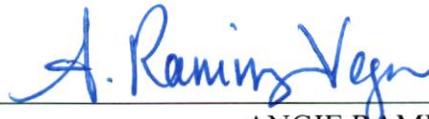
ZONING ADMINISTRATOR ACTIONS - None

OTHER PENDING PROJECT'S STATUS - None

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS – None

11. ADJOURNMENT

Meeting adjourned at 10:54 am



ANGIE RAMIREZ VEGA, Meeting Clerk