

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, January 7, 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**

- A. The Clerk requests approval of minutes from the regular meeting held on December 17, 2025.

[26-49](#)

Attachments: [Minutes 12-17-2025](#)

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 [26-07](#)

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.

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 production, number of employees, weekly visitation, on-premises consumption of wine produced on-site, additional parking, number of marketing events, and 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). The site is located at 1500 Diamond Mountain Road, Calistoga, CA 94515. APN 020-440-004 (Winery Parcel) and 020-400-012 (Residential Parcel).

STAFF RECOMMENDATION: Continue the item to January 21, 2026, to accommodate completion of the project's CEQA review by the Governor's Office of Land Use and Climate Innovation and the public.

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

B HAL AND FIONA BARNETT / BARNETT VINEYARDS WINERY / 26-43
USE PERMIT P19-00125-UP, VIEWSHED P20-00121-VIEW, AND
EXCEPTION TO THE ROAD AND STREET STANDARDS

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. 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 December 4, 2025, and running through January 3, 2026 (State Clearinghouse No. SCH 2025120300) <https://ceqasubmit.opr.ca.gov/>. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: The proposal is for a new Use Permit for a small winery established under a Small Winery Use Permit Exemption approved on September 12, 1988, for an existing 20,000 gallon per year winery (Permit No. 158889). 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 request is to allow the following:

The Use Permit would modify and supersede an existing winery first approved under a Small Winery Exemption permit to recognize and establish uses and activities beyond the scope allowed under the previous Small Winery Exemption. The existing winery is currently approved for 20,000 gallons per year with 7,046 sq. ft. winery facility containing a 3,276 sq. ft. type 1 production cave, 1,470 sq. ft. production building, and 2,300 sq. ft covered crush/fermentation pad with solar panels, two (2) full time employees, six (6) parking spaces, process wastewater system, and other improvements typically associated with a winery.

A. Components Necessary to Remedy Existing Violations:

Establish a new Use Permit to recognize and approve:

- 1) Twenty-one (21) visitors per day for by-appointment Tours and Tastings with a weekly maximum of 97 visitors. The winery was approved for zero (0) visitors per day;
- 2) Recognize and approve a marketing program in the form of seven (7) events per year with a maximum of 30 guests with catered food and one (1) event per year with a maximum of 250 guests with catered food. The winery was approved for zero (0) marketing events;
- 3) Recognize and approve five (5) full-time employees. The winery was

approved for two (2) full-time employees;

4) Recognize and approve on-premises consumption of wines produced on-site on the outdoor patio, outside of the northeastern cave portal, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5. No on-premises consumption was approved for the winery;

5) Hours of operation seven days a week: production 8:00 a.m. to 5:00 p.m., visitation 8:00 a.m. to 4:00 p.m. and marketing events 10:00 a.m. to 9:00 p.m. The winery was approved for wine production between 8:00 A.M. - 5:00 P.M. Monday through Sunday. Recognition and approval of these unpermitted activities and uses triggers the installation of a public water system; excavation of approximately 1,000 cubic yards of spoils associated with the construction of improvements to the project driveway; removal of three (3) oak trees associated with driveway improvements, and the planting of nine (9) replacement oak trees (at a 3:1 ratio) on the project parcel.

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.

B. Expansion Beyond Existing Entitlements:

1) Increase production capacity from 20,000 gallons per year to 30,000 gallons per year;

2) Construction of a new 1,700 square foot structure for uses accessory to a winery, including a tasting room and office, in conformance to the Viewshed Protection Program (Napa County Code Chapter 18.106) and a garbage enclosure;

3) Excavation of approximately 800 cubic yards of spoils associated with the construction of structural pads for the new accessory structure and removal of approximately 1,150 square feet of vineyard;

4) Increase the number of onsite parking spaces from six (6) to twelve (12);

5) Install a new 12,000-gallon fire protection water tank;

6) Increase visitation from 21 visitors per day (recognized above) to 30 visitors per day for by-appointment Tours and Tastings with a weekly maximum of 210 visitors (97 maximum weekly visitors recognized above);

7) Increase employment from five (5) full-time employees (recognized above) to nine (9) full-time employees;

8) Reconfigure the marketing program to allow: four (4) events per year with a maximum of 20 guests, three (3) events per year with a maximum of 60 guests, and two (2) events per year with a maximum of 100 guests. Events to include catered food. Daily tours and tastings shall not occur on days with marketing events;

9) Installation of wastewater improvements, as detailed in the Wastewater

Feasibility Report prepared by Madrone Engineering, dated February 12, 2020; and
10) Landscaping, and other improvements typically associated with wineries.

The project is located on an approximately 39.96-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS) at 4070 Spring Mountain Road, St. Helena, CA 94574; APN: 020-300-047-000.

Staff Recommendation: Adopt the Initial Study/ Mitigated Negative Declaration prepared for the project and approve Use Permit No. P19-00125, Viewshed Protection Program No. P20-00121, 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: Hal and Fiona Barnett, 4070 Spring Mountain Road, St. Helena, CA 94574, hbarnett@barnettvineyards.com, (707) 963-3724.

Applicant Representative Contact: Rob Anglin, Holman Teague Roche Anglin, LLP, 1455 First Street, Suite 217, Napa, CA 94559, anglin@htralaw.com, (707) 927-4280.

Attachments: [Attachment A - Recommended Findings](#)
[Attachment B - Recommended Conditions of Approval](#)
[Attachment C - Barnett Vineyards Winery IS MND](#)
[Attachment D - 1988 Small Winery Exemption Permit](#)
[Attachment E - Use Permit and Viewshed Applications and Narrative](#)
[Attachment F - Road and Street Standards Exception Request](#)
[Attachment G - Water Availability Analysis](#)
[Attachment H - Stormwater Control Plan](#)
[Attachment I - Public Water System Feasibility Report](#)
[Attachment J - Wastewater Feasibility Report](#)
[Attachment K - Winery Comparison Chart](#)
[Attachment L - Graphics](#)
[Attachment M - Public Comment](#)

8. ADMINISTRATIVE ITEMS

A. COMMITTEE APPOINTMENTS FOR THE 2026 CALENDAR YEAR**[26-39](#)**

Request: Annual appointments and/or reappointments of Commission members to Standing Committees.

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

ITEM CONTINUED FROM DECEMBER 17, 2025.

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE JANUARY 21, 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 DECEMBER 23, 2025 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.

AIME RAMOS (By e-signature)
Aime Ramos, Clerk of the Commission