Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559

Agenda

Wednesday, March 18, 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. PUBLIC COMMENTS AND RECOMMENDATIONS

The Commission invites public 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 of the Commission requests approval of minutes from the regular meeting held on March 4, 2026. **26-413**

Attachments: Minutes 3-4-26

5. AGENDA REVIEW

6. ADMINISTRATIVE ITEMS

A. Receive an informational presentation from the Engineering Division of Planning, Building, and Environmental Services Department (PBES) and the County Fire Marshal on the application and scope of the Napa County Road and Street Standards. **26-416**

7. DISCLOSURES

8. PUBLIC HEARING ITEMS

A. NORMAN WEIR / HAGAFEN CELLARS WINERY / USE PERMIT MAJOR MODIFICATION #P19-00121-MOD **26-390**

CEQA Status: Consideration and intention to find the project categorically exempt from the California Environmental Quality Act (CEQA). It has been determined that this type of project does not have a significant effect on the environment and is exempt from CEQA. The project will not impact an environmental resource of hazardous or critical concern, has no cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, or cause substantial adverse change in the significance of a historical resource. Based on the proposed project as described below, the project meets the criteria for eligibility as Categorically Exemption from CEQA under Classes 1 and 4. [See Class 1 ("Existing Facilities") and Class 4 ("Minor Alterations to Land"), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15304]. 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 grant a Use Permit Major Modification to an existing 50,000-gallon winery to remedy existing violations through recognition and approval of existing days of operation, existing days allowing retail sales, and levels of visitation. Approval and recognition of these activities will require improvements to the existing driveway. The proposal includes revisions to prior conditions of approval regarding annual reporting on multiple winery operations and noticing of all marketing events.

The project is located on an approximately 12.28-acre parcel within the Agricultural Preserve (AP) zoning district with a General Plan land use designations of Agricultural Resource (AR) at 4160 Silverado Trail, Napa Assessor's Parcel Number 039-130-002.

Staff Recommendation: Find the Project Categorically Exempt from CEQA and approve Use Permit Modification P19-00121, as conditioned.

Staff Contact: Emily Hedge, Planner III, (707) 259-8226 or emily.hedge@countyofnapa.org

Applicant Contact: Norman Weir, 4160 Silverado Trail, Napa,

ernie@hagafen.com, (707) 252-4562

Applicant Representative Contact: Beth Painter, 10 Canopy Lane, Napa, Beth@bpnapa.com, (707) 337-3385

Attachments:
A. Recommended Findings
B. Recommended Conditions of Approval & Agency Memos
C. CEQA Categorical Exemption Memorandum
D. Previous Project Approvals
E. Use Permit Application Packet
F. Code Compliance Program Health and Safety Inspection Letter
G. Water Availability Analysis
H. Wastewater Feasibility Report
I. Winery Comparison Analysis and Summary of Changes
J. Graphics
K. Public Comments

B. SHELDON RICHARDS / PALOMA VINEYARD / USE PERMIT MAJOR MODIFICATION NO. P19-00386-MOD **26-391**

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigation Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures for Biological Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.
(State Clearinghouse Number #2026020369)

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 the following items that are out of compliance with the permitted entitlements: daily visitation and hours of operation for visitation. In addition, the application also seeks to expand its entitlements to construct a new hospitality building; convert a portion of the existing main residence for winery storage; change hours of operation for production activities; modify visitation; allow on-site wine consumption pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5.; and, add parking. The applicant has also submitted plans that show widening the existing access drive to meet the Napa County Road and Street Standards.

The project is located on an approximately 17.11-acre site within the AW (Agricultural Watershed) zoning district with a General Plan land use designation of AWOS (Agriculture, Watershed, and Open Space) at 4013 Spring Mountain Road, St. Helena, CA 94574; APN: 022-150-008.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Use Permit Modification subject to the recommended conditions of approval.

Staff Contact: Sean Trippi, Supervising Planner, (707) 299-1353 or sean.trippi@countyofnapa.org

Applicant Contact: Sheldon Richards, Paloma Vineyard, 4013 Spring Mountain Road, St. Helena CA 94574 (707) 963-7504, info@palomavineyard.com

Applicant Representative Contact: Scott Greenwood-Meinert, Coblentz Patch Duffy & Bass, LLP., (415) 772-5741, sgreenwood-meinert@coblentzlaw.com

Attachments:
A. Recommended Findings
B. Recommended Conditions of Approval and Final Agency Approval Memos
C. Initial Study/Mitigated Negative Declaration
D. Previous Project Conditions
E. Application Packet
F. Water Availability Analysis
G. Wastewater Feasibility Analysis
H. Traffic Impact Study
I. Graphics
J. Winery Comparison Analysis and Summary of Changes
K. Public Comments

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE APRIL 1, 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 3/6/26 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