

Tina Minor
4024 Spring Mountain Rd
St Helena, CA 94574
December 4, 2025

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Re: Letter of Support for Barnett Vineyards – Use Permit Modification

Dear Commissioners,

I am writing to express my strong support for Barnett Vineyards' application for a use permit modification. As their neighbor, having observed their operations for many years, I believe this request is both reasonable and beneficial to the long-term health of our neighborhood and to Napa County's viticultural heritage.

Barnett Vineyards has been a family-owned winery on Spring Mountain for more than 40 years. They have a long history of responsible stewardship and deep respect for the land. Over the decades, the Barnetts have consistently demonstrated a commitment to sustainable farming practices and to preserving the rural, agricultural character of our area. Their winery has always operated thoughtfully and conscientiously, creating minimal traffic, noise, or environmental impact.

Just as importantly, is the way the Barnetts show up as neighbors. They are considerate, communicative, and always willing to collaborate with the community. They support the neighborhood by hosting community events, contributing to road safety, and maintaining open lines of communication. Their careful approach ensures that their operations do not disturb the surrounding residents or diminish the character of our shared environment.

Supporting this use permit modification helps ensure that long-standing, family-run wineries like Barnett Vineyards can remain viable despite increasingly complex regulatory and compliance requirements. For these reasons, I respectfully urge you to approve their request. Barnett Vineyards represents the kind of responsible, community-minded winery that strengthens Napa's winegrowing tradition.

Thank you for your consideration.

Sincerely,



Tina Minor



November 21, 2025

To the Napa County Planning Commission,

I am writing on behalf of Paloma Vineyard to express our support for Barnett Vineyards' request to modify their use permit. As long-time neighbors on Spring Mountain, we've seen the Barnett family operate with care, integrity, and real commitment to this community.

Barnett Vineyards is a second-generation, family-run estate and an active member of the Spring Mountain District Association. Their proposed updates—a modest 1,700-square-foot tasting room, six added parking spaces, an increase from 20,000 to 30,000 gallons of annual production, and visitation adjustments to align with other nearby wineries—are reasonable and consistent with the character of our area.

The project also includes required improvements to the shared access road, which will enhance safety and clarity for neighboring properties. Their new building will meet Viewshed Ordinance screening requirements, helping preserve the visual integrity of the mountain.

From our perspective, these changes reflect a thoughtful, measured evolution of a responsible family business—not an oversized expansion. Barnett contributes meaningfully to the craftsmanship, diversity, and sense of community that define the Spring Mountain District.

We respectfully encourage approval of their proposed modification.

Sincerely,

A handwritten signature in black ink, appearing to read "SR", is placed above the printed name of the sender.

Sheldon Richards

Second Generation Owner & Winemaker

Paloma Vineyard

Fred Schweiger
4015 Spring Mountain Road
St. Helena, CA 94574

November 25, 2025

To Whom It May Concern:

I have been on Spring Mountain Road since 1960. Over the years, the Barnett family has been truly dedicated to preserving the integrity of their incredible vineyard practices, following highly regarded sustainability requirements.

As a close neighbor, we are proud of their efforts to maintain their vineyards to the highest degree of the Spring Mountain reputation. The proposed improvements required under current county requirements could cost millions of dollars, which a small family-owned winery does not have access to. Kindly take a reasonable approach, so their family legacy may continue.

Very truly yours,



Fred Schweiger

PRIDE

MOUNTAIN VINEYARDS

December 3, 2025

To whom it may concern:

We at Pride Mountain Vineyards have been friends and neighbors of the Barnett family and Barnett Vineyards for nearly 35 years. Hal, Fiona and their children are kind and generous people and valued members of our Spring Mountain community.

In addition to their contributions to our neighborhood, the Barnetts have been active promoters of the Napa Valley AVA and Spring Mountain District for decades. As such, visitors to Barnett Vineyards experience all the elements that make our area such an outstanding destination for wine lovers: excellent wines, outstanding hospitality, a stunning property and beautiful views.

Small family-owned wineries are what draw a great many people to the Napa Valley, and we are in full support of the Barnetts continuing efforts to welcome guests. As so many local people depend on wineries to attract people to the area for their livelihood, we encourage the County to consider the contribution Barnett Vineyards makes to our area when reviewing their application.

Sincerely:



Steve Pride
CEO Pride Mountain Vineyards



Wendy Brooks
Director of Business & Marketing

at historic Summit Ranch

4026 SPRING MOUNTAIN ROAD + ST. HELENA, CA 94574 + 707.963.4949 / FAX
707.963.4848



December 30, 2025

To: Napa County Planning Commission

To Whom It May Concern:

I am writing in support of Barnett Vineyards and their pending application scheduled for hearing on January 7, 2026.

My family arrived on Spring Mountain in 1999, and from the beginning, the Barnett family and Barnett Vineyards have been exemplary neighbors and friends. For more than two decades, we have experienced firsthand their integrity, generosity, and deep respect for both the land and the community that surrounds it.

Barnett Vineyards represents the very best of Napa Valley: a family-run estate, thoughtfully stewarded across generations, grounded in place, and committed to quality over scale. In a time when the wine industry is facing real economic and structural challenges, these small, family-owned wineries are more important than ever. They preserve the character, authenticity, and collaborative spirit that Napa Valley has worked for decades to build.

The Barnetts' approach has always been measured and responsible—focused on hospitality, craftsmanship, and long-term sustainability rather than expansion for expansion's sake. Their continued ability to welcome guests in a manner consistent with neighboring estates supports not only their business, but the broader Spring Mountain ecosystem of growers, vintners, and local workers who depend on a healthy, vibrant wine community.

From our perspective as neighbors and fellow stewards of Spring Mountain, Barnett Vineyards has consistently acted with care for the land, respect for those around them, and a genuine commitment to Napa Valley's shared values. Their presence strengthens the fabric of our community.

We respectfully encourage the County to recognize the positive contributions Barnett Vineyards has made—and continues to make—when reviewing their application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wesley Steffens', with a long, sweeping horizontal line extending to the right.

Wesley Steffens
Estate Director & Winemaker
Vineyard 7 & 8

December 31, 2025

On behalf of Hal and Fiona Barnett and Barnett Vineyards:

When the Spring Mountain District became an official Napa Valley AVA in 1993, I met Hal and Fiona Barnett around a table of vintners excited to promote their common ground. Over the ensuing decades, our cadre of vintners forged a reputation for wines that reflected the beauty and discrete nature of Spring Mountain.

In my capacity at Spring Mountain Vineyard, I worked alongside Hal and Fiona Barnett on many projects over many years. They always rolled up their sleeves to help raise the profile of the AVA with generosity, energy and a spirit of camaraderie.

Please consider and support the longstanding commitment of Barnett Vineyards and the family's continued efforts to introduce excellent wines to those who venture above the Valley floor.

Sincerely,

Valli Ferrell

Former Director of Public Relations

Spring Mountain Vineyard

707 339 2742

Sam Baxter

4007 Spring Mountain Road* Saint Helena, CA 94574

Date: 12/31/25

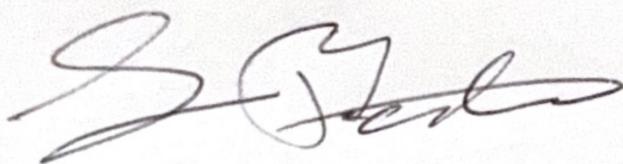
Michael Parker, Planning Manager
Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Dear Mr. Parker,

I am writing this letter in support of the conditional use permit modification application submitted by Barnett Vineyards located at 4070 Spring Mountain Road in Saint Helena. I have worked and lived in the Spring Mountain District neighborhood for 26 years. I have known the Barnett Family and many of their employees for much of that time and they have always been positive contributors to the neighborhood and have been responsible stewards of their land.

I feel that the scope and size of their proposal is very appropriate for the location and it fits in well in an area of small family wineries. I hope that they receive swift approval from Napa County so that they can continue to contribute positively to the Spring Mountain District neighborhood and wine industry.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Baxter', with a stylized flourish at the end.

Sam Baxter

4007 Spring Mountain Road

January 4, 2026

Napa County Planning Commission
1195 Third Street
Napa, CA 94559

Dear Commissioners,

We are writing to you at this time in full support of the application filed by Barnett Vineyards in support of modifications to their use permit to bring them into current day compliance, the hearing for which is calendared for January 7, 2026.

We have known the Barnett family for over 30 years. Our children have grown up together and remain close friends. The Barnetts are a close-knit family that share a passion and respect for the place they call home on Spring Mountain Road.

We know the Barnetts to be committed to being good stewards of the land, good neighbors to those who live nearby, ethical farmers and generous donors to the wine industry and all its facets. They have personally worked hard to build Barnett Vineyards and the fine wines produced there. It is exciting to see the next generation getting involved to carry those values forward.

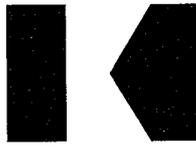
We have lived in St. Helena since 1982, and on Spring Mountain Road since 1995. In that time, while the town of St. Helena has gone through a lot of 'growing pains', Spring Mountain (barring the 2017 and 2020 fires) has changed little. It is still a pretty, quiet country road that winds up the Mountain and down the other side to Santa Rosa.

With the exception of a few, most of the vineyards/wineries that are on the Mountain have been here for decades. Most seem to be family owned and run. That is what makes Napa Valley so unique. While some family and non-family wineries have been absorbed by corporate ownership it is the smaller, family owned and run vineyards/wineries, like Barnett Vineyards, that we should strive to support and protect.

Thank you for your time and attention.

Sincerely,

John and Carry Thacher
2482 Spring Mountain Road
St. Helena, CA 94574



Robert Keenan Winery

January 5th, 2026

To the Napa County Planning Commission,

I am writing on behalf of Keenan Winery to express our support for Barnett Vineyards' request to modify their use permit. As long-time neighbors on Spring Mountain, we've seen the Barnett family operate with care, integrity, and real commitment to this community.

Barnett Vineyards is a second-generation, family-run estate and an active member of the Spring Mountain District Association. Their proposed updates—a modest 1,700-square-foot tasting room, six added parking spaces, an increase from 20,000 to 30,000 gallons of annual production, and visitation adjustments to align with other nearby wineries—are reasonable and consistent with the character of our area.

The project also includes required improvements to the shared access road, which will enhance safety and clarity for neighboring properties. Their new building will meet Viewshed Ordinance screening requirements, helping preserve the visual integrity of the mountain.

From our perspective, these changes reflect a thoughtful, measured evolution of a responsible family business—not an oversized expansion. Barnett contributes meaningfully to the craftsmanship, diversity, and sense of community that define the Spring Mountain District.

We wish the Barnetts the very best in continuing their family business and encourage approval of their proposed modification.

Sincerely,

Matt Gardner
General Manager