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## 1988 Small Winery Exemption Permit

Barnett Vineyards Winery Use Permit (P19-00125-UP), Viewshed  
Protection Program (P20-00121-VIEW), and Exception to the Road  
and Street Standards  
Planning Commission Hearing Date January 7, 2026

020-300-047  
SW-158889-UP/APP

File No.: SW-158889

NAPA COUNTY  
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT  
1195 Third Street, Room 210 . Napa, California 94559 . (707) 253-4416

APPLICATION FOR  
SMALL WINERY USE PERMIT EXEMPTION  
Please fill in all appropriate information  
Items in ( ) are County Requirements for Use Permit Exemption

Proposed Winery Name: Barnett Vineyards Assessor's Parcel No.: 020-300-47-00  
Applicant's Name: Hal and Fiona Barnett Telephone No.: 415 441-2199  
Address: 4070 Spring Mountain Road St. Helena CA 94574  
No. Street City State Zip Code  
Status of Applicant's Interest in Property: Owners  
Property Owner's Name: Hal and Fiona Barnett  
Address: Same as above Telephone No.: \_\_\_\_\_  
No. Street City State

I. Operating Features: (Check the appropriate spaces)

☒ CRUSHING ☒ FERMENTATION ☒ STORAGE/AGING ☒ BOTTLING/PACKING  
Common

☒ SHIPPING VIA: carrier ☒ ADMINISTRATIVE: (NO) TOURS/PUBLIC TASTING

OTHER: \_\_\_\_\_

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 3,500 GAL/YEAR  
(NOT TO EXCEED 20,000 GAL.)

ULTIMATE PRODUCTION CAPACITY 20,000 GAL/YEAR

HOURS OF OPERATION 8 A.M. TO 5 P.M. DAYS OF OPERATION TU - F

NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: 1 FULL TIME 1 PART TIME ☒  
(Currently) (Currently)

NUMBER OF SHIFTS: 1 TOTAL EMPLOYEES PER SHIFTS: 2 FULL TIME ☒ PART TIME \_\_\_\_\_  
(Proposed) (Proposed)

NO. VISITORS ANTICIPATED: PER DAY 0 PER WEEK \_\_\_\_\_

FOR COUNTY USE ONLY	
YES	NO

X	
X	
X	
X	
X	
X	
X	

FOR COUNTY  
USE ONLY

YES NO

2. Building Features: (Wood, stucco or rock facing required on any non-historic structures). (120' Section of 200' x 20' Building)

FLOOR AREA: EXISTING STRUCTURES 760 SQ. FT. NEW CONSTRUCTION 0 SQ. FT.

TYPE OF CONSTRUCTION: Wood and Stucco

TYPE OF EXTERIOR WALL FACING: Stucco

TYPE OF ROOF: Tile

MAX. HEIGHT (FT.): EXISTING STRUCTURES 12' PROPOSED STRUCTURES NA (Height 35')

COMPLIANCE WITH THE U.S. SECRETARY OF INTERIOR'S "STANDARDS FOR REHABILITATION" AND ASSOCIATED "GUIDELINES FOR REHABILITATING HISTORIC STRUCTURES" NA ✓ YES NO

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: No

TYPE OF SHIELDS TO BE INSTALLED ON EXTERIOR LIGHTS: Limited to household lighting

WIDTH OF FIRE CLEAR ZONE AROUND WINERY TO BE MAINTAINED: (Not less than 100 ft. is located with County designated high fire risk area). 100 FT.

METHOD OF DOMESTIC WASTE DISPOSAL: Septic System

METHOD OF INDUSTRIAL WASTE DISPOSAL: Septic System

3. Site Characteristics:

PARCEL ACREAGE: (Not less than 4 AC.) 39.96 ACRES

ZONING DISTRICT INVOLVED: (AW, AND AP ONLY) AW

WINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST PUBLIC ROAD: (Not less than 400 ft. Silverado Trail and State Highways for new structures; 200 ft. in all other cases). 5,500 FT.

ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY: (Not less than 2,000 ft. with 1,000 ft. corridor). NA FT.

DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE: (Not less than 500 ft. unless a waiver is granted by property owner). 800 FT.

MINIMUM DISTANCE BETWEEN THE PROPOSED WINERY COMPLEX INCLUDING SEWAGE SYSTEM AND ACCESS ROAD AND THE TOP OF THE BANK OF THE ORDINARY HIGH WATER CHANNEL OF THE NEAREST RIVER OR STREAM NOT COVERED BY COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE. (Not less than 50 ft.) 1,000 FT.

NAME OF NEAREST RIVER OR STREAM: Bitchie Creek

FOR COUNTY  
USE ONLY

YES NO

4. Access and Parking:

PUBLIC ROAD FOR ACCESS TO WINERY: Spring Mountain Road

(Small wineries requiring access by means of the following roadways shall not be eligible for use permit exemption.

(1) State Highway Route 29 between Yountville and St. Helena (Lodi Lane) and all dead-end roads extending from that section of highway;

(2) State Highway 121 west of the City of Napa;

(3) American Canyon Road west of Flosden Road;

(4) Flosden Road).

PARKING SPACES: EXISTING SPACES: 6

PROPOSED SPACES: 0

5. Building Site Requirements:

MONTH DURING WHICH WINERY CONSTRUCTION RELATED GROUND DISTURBING ACTIVITIES WILL OCCUR:

(April through October ONLY unless catch basin installed).

NUMBER OF DEBRIS CATCH BASINS TO BE INSTALLED: NA

TYPE OF EROSION CONTROL MEASURES INSTALLED TO DISCHARGE ALL CONCENTRATED RUN-OFF AT NON-EROSIVE VELOCITIES: NA

TYPE OF GRASS MIXTURE TO BE USED IN AREAS DISTURBED BY WINERY CONSTRUCTION: NA

DATE BY WHICH DISTURBED AREAS WILL BE RESEED: NA

6. Landscaping Requirements:

a. INDICATE ON THE PLOT PLAN THE NAMES AND LOCATIONS OF THE PLANT MATERIALS TO BE PLANTED TO SCREEN WINERY STRUCTURES, PARKING LOTS, AND OUTDOOR WORK AND STORAGE AREAS FROM VIEW FROM SURROUNDING PROPERTIES AND ROADWAYS.

b. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: \_\_\_\_\_

Please see enclosed photos in Exhibit ①.



advised  
for plot

NAPA COUNTY USE ONLY	
YES	NO
	X 8-14-88
	X 8-14-88
	X
	X 8-17
	X 8-17-88
	X
	X
X	
	X

7. Environmental Considerations:

1. DOES THE PROPOSED SMALL WINERY BUILDING OR RELATED FACILITIES LIE WITHIN AN "ENVIRONMENTALLY SENSITIVE AREA":

- No a. A DESIGNATED FLOODWAY
- No b. A RECOGNIZED ACTIVE EARTHQUAKE FAULT ZONE
- No c. AN AREA THREATENED BY LANDSLIDES
- No d. THE EXTENDED CLEAR ZONE OF A HELIPORT OR AIRPORT
- No e. AN ARCHAEOLOGICALLY SENSITIVE AREA
- No f. THE HABITAT AREA OF A RARE AND/OR ENDANGERED PLANT OR ANIMAL

2. DOES THE PROPOSED SMALL WINERY LIE WITHIN:

- No a. A HIGH FIRE RISK HAZARD AREA
- No b. A RECOGNIZED HISTORIC STRUCTURE

I CERTIFY THAT THE ABOVE STATEMENTS ARE CORRECT AND THAT THE PLANS SUBMITTED ARE ACCURATE:

Tim Barnett  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER  
(if different from applicant)

7-20 1988  
DATE

\_\_\_\_\_  
DATE

Receipt # 000153 FOR COUNTY USE ONLY

DATE FILED: 7/25/88 ACCEPTABLE PLOT PLAN SUBMITTED: \_\_\_\_ YES \_\_\_\_ NO

FILE NO: SW-154489 TOPOGRAPHIC SITE LOCATION MAP SUBMITTED: \_\_\_\_ YES \_\_\_\_ NO

RECEIVED BY: \_\_\_\_\_

SMALL WINERY USE PERMIT EXEMPTION NO.: sw-154989

FINDINGS

ASSESSOR'S PARCEL NO. (S): 20-300-47

THIS APPLICATION does QUALIFY FOR A SMALL WINERY USE PERMIT EXEMPTION  
~~does not~~

BY: [Signature]  
Conservation, Development and  
Department

DATE: 9.15.88

☒ Failure to activate this application within one year of the Planning Department determination shall invalidate this application and a new application will be required.

cc: BUILDING INSPECTION DEPARTMENT  
ENVIRONMENTAL HEALTH  
ASSESSOR

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