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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 7th day of January, 2026 at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

Barnett Winery - Use Permit (P19-00125-UP), Viewshed Protection Program (P20-00121-VIEW), and Exception to the Road and Street Standards

Location: 4070 Spring Mountain Road, St. Helena – Accessor's Parcel Number: 020-300-047-000, ±39.96-acre parcel, the project site is approximately 0.7 miles north of the intersection of Spring Mountain Road and St. Helena Road.

Zoning and General Plan Designation: Agricultural Watershed (AW) zoning district and Agriculture, Watershed, and Open Space (AWOS) general plan designation.

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. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: This application was submitted to participate in the County's Code Compliance Program . The proposal is to grant a new Use Permit to an existing 20,000-gallon winery established under a Small Winery Use Permit Exemption to allow the following:
1) Components necessary to remedy existing violations: Recognition and approval of increased employee count, daily tours and tastings by appointment only, marketing events, and on-premise outdoor consumption of wines produced at the winery. These unpermitted activities trigger a public water system, wastewater system improvements, and a RSS Exception for proposed driveway improvements.
2) Expansion beyond existing entitlements: increase wine production to 30,000-gallons per year, increase employee count, increase daily tours and tastings by appointment only, increase of marketing events, construction of a new hospitality building with a tasting room and office (subject to the Viewshed Protection Program), addition of parking spaces, installation of a 12,000-gallon water tank, and new landscaping.

Application materials, including the draft environmental determination, are available on the Department's Current Projects Explorer at: https://www.countyofnapa.org/2876/Current-Projects-Explorer Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project and comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Comments or appointment requests to review documents should be directed should be directed to Matt Ringel, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1351 or matthew.ringel@countyofnapa.org. Comments must be received by Noon on January 6, 2025.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: December 4, 2025

Brian D. Bordona
Director of Planning, Building, & Environmental Services