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## PUBLIC NOTICE

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

On Wednesday morning, the 7<sup>th</sup> day of August 2024, 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.

#### **Hillwalker Vineyards Winery Use Permit #P23-00101-UP, Exception to the Napa County Road & Street Standards, and Use Permit Exception to the Conservation Regulations #P23-00239-UP**

**Location:** 1871 Mt. Veeder Road, Napa, CA, 20.46 acres, APN 034-110-047. Access to the property is through APNs 034-110-029 and 034-100-020. The parcel is located approximately 1,740 feet from the south side of Mt. Veeder Road.

**Zoning and General Plan Designation:** AW (Agricultural Watershed) 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 areas: Agriculture and Forest Resources and Biological Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**REQUEST:** The request is for a new 7,000 gallon per year winery to allow the following:

1) conversion of a 1,500 sq. ft. residential cave to a commercial cave for wine production and storage; 2) conduct visitation activities in an existing unenclosed 298 sq. ft. covered patio area and allow on-site consumption in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 3) allow tours and tastings by appointment with a weekly maximum of 113 visitors; 4) allow a marketing program of 12 marketing events per year with up to 45 guests per event; 5) up to two (2) fulltime and three (3) part-time employees; 6) hours of operation between 10 a.m. and 6 p.m. Monday through Sunday; 7) conversion of the existing pool house restroom (80 sq. ft.) to an accessible restroom; 8) provide on-site parking for 7 vehicles including an accessible parking space and an electric vehicle charging station; and, 9) installation of a 2,500-gallon hold and haul tank for winery process wastewater.

The project also includes an Exception to the Napa County Road and Street Standards (RSS) for selective reduction in the width of the private access road, and a request for an Exception to the Conservation Regulations in the form of a Use Permit is also being requested to allow road improvements within a stream setback.

Application materials, including the draft environmental determination and staff report 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 a.m. and 4:00 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 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 print of

documents. While drops-in may be accommodate 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 this project and the adequacy of the proposed Mitigated Negative Declaration as solicited. Comments or appointment requests to review documents should be directed to Wendy Atkins, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8757 or [wendy.atkins@countyofnapa.org](mailto:wendy.atkins@countyofnapa.org). Comments must be received by Noon on August 6, 2024.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, in accordance with the timelines and submittal requirements set forth in Chapter 2.88 of the County Code.

**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: July 6, 2024

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

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PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

**PUBLISH:** Saturday, July 6, 2024 - Napa Valley Register

**Bill to:** Planning, Building & Environmental Services  
1195 Third Street, Ste 210  
Napa, Ca. 94559  
Invoice #