



A Tradition of Stewardship  
A Commitment to Service

## PUBLIC NOTICE

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

On Wednesday morning, the 4<sup>th</sup> day of June, 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.

#### **The Winery at Mount Veeder - Use Permit (P22-00248-UP), Exception to the Conservation Regulations (P25-00088-UP), and Exception to the Napa County Roads and Street Standards**

**Location:** 1300 Mt Veeder Road, Napa – Accessor's Parcel Number: 034-230-029-000, 114.87-acre parcel, the project site is approximately 0.50 miles Northwest of the intersection of Mt Veeder Road and Redwood 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 and Mitigation Monitoring and Reporting Program (MMRP). According to the proposed Mitigated Negative Declaration and MMRP, 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. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**REQUEST:** Approval of a Use Permit to establish a new 25,000 gallon winery, including the construction of a new cave and hospitality facility with production and accessory uses, associated tours and tastings by appointment only, establishment of a marketing program, employees, on-premise consumption of wines, replacement of an existing bridge stream crossing and driveway improvements, removal and replacement of woodland habitat in conformance with the Conservation Regulations. The project also includes a request for an Exception to the Conservation Regulations in the form of a Use Permit for a stream setback encroachment and a slope greater than 30 percent, and a request for Exception to the Napa County Roads and Street Standards for the project's driveway.

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 and MMRP are solicited.

Written comments must be presented during the public review period, which runs from May 1, 2025 through June 2, 2025. Comments or appointment requests to review documents should be directed should be directed to Kelli Cahill, Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 265-2325 or [kelli.cahill@countyofnapa.org](mailto:kelli.cahill@countyofnapa.org). Comments must be received by Noon on June2, 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: May 1, 2025

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