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PUBLIC NOTICE

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

On Wednesday morning, the 16th day of July, 2025 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.

Vineyard House Winery - Use Permit (P18-00448), Use Permit Exception to the Conservation Regulations (P21-00341) and Exceptions to the Road and Street Standards

Location: 1581 Oakville Grade, Napa – Accessor's Parcel Number: 027-360-022-000, ±42-acre parcel, the project site is approximately 1.3 miles southwest of the Highway 29 and Oakville Grade Rd. crossroads

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 areas: Biological and Tribal Cultural 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 20,000 gallon winery, including the construction of a wine cave and covered crush pad/bottling area for wine production and the conversion of an existing residence to a tasting room, associated tours and tastings by appointment only, establishment of a marketing program, removal and replacement of woodland habitat. The application also requests an Exception to the Conservation Regulations to construct the ingress and egresses of the cave within the stream setback and Exceptions to the Napa County Road and Street Standards is requested from a Left Turn Lane Warrant and for improvements on the shared project driveway. The applicant has proposed a modified left turn lane from Oakville Grade Road to the project driveway and improvements that serve the same overall practical effect of the Napa County Road and Street Standards.

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 Declaration are solicited. Comments or appointment requests to review documents 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 July 15, 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: June 12, 2025

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