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PUBLIC NOTICE

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

On Wednesday morning, the 4th day of February, 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.

Hourglass Winery - Use Permit Major Modification (P19-00102-MOD), Viewshed Protection Program (P23-00278-VIEW), Exemption to the Conservation Regulations (P23-00279-UP), and Exception to the Road and Street Standards

Location: 817 Lommel Road, Calistoga – Accessor's Parcel Numbers: 021-010-080-000 and 021-010-081-000, ±39-acre and ±6-acre parcels, the project site is approximately 0.2 miles northeast of the intersection of Silverado Trail and Dutch Henry Canyon Road.

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

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 and Tribal 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 Use Permit Major Modification to an existing 30,000-gallon winery to allow the following:
1) Components necessary to remedy existing violations: Recognition and approval of daily tours and tastings by-appointment visitation and employee levels beyond what is currently entitled. Approval and recognition of these activities requires installation of driveway improvements. The request includes an Exception to the Conservation Regulations, and an Exception to the Napa County Road and Street Standards for proposed driveway improvement within the stream setback. The request also includes the removal of two hillside water tanks, on slopes greater than 50%, and restoration of the subject hillside.
2) Expansion beyond existing entitlements: Approval of an increase in wine production to 60,000 gallons per year, additional employees, an increase in daily tours and tastings by appointment only, increase of marketing events, construction of a new 916 sq. ft. tasting building (subject to the Viewshed Protection Program), construction of a new 6,555 sq. ft. tasting building, construction of 28,382 sq. ft of additions to the existing cave, addition of parking spaces, installation of a water tank, installation of a pump house, installation of a public water system, and new landscape planting.

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 February 3, 2026.

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: January 1, 2026

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