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## PUBLIC NOTICE

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

On Wednesday morning, the 18th day of March 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.

#### **Paloma Vineyard – Use Permit Major Modification #P19-00386-MOD**

**Location:** 4013 Spring Mountain Road, St. Helena - Assessor's Parcel No's 022-150-008; 17.11-acre site

**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 Mitigation Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures for Biological Resources. This project is not on any list 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 as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to modify an existing winery Use Permit and subsequent modifications to recognize and approve the following items that are out of compliance with the permitted entitlements: daily visitation and hours of operation for visitation. In addition, the application also seeks to expand its entitlements to construct a new hospitality building; convert an existing residential accessory structure to winery equipment storage; change hours of operation for production activities; modify visitation; allow on-site wine consumption pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5.; and, add parking. The proposal also includes widening the existing access drive to meet the Napa County Road and Street Standards

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 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 to Sean Trippi, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org). Comments must be received before Noon on March 17, 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: February 12, 2026

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