

PUBLIC NOTICE



NOTICE OF SPECIAL ZONING ADMINISTRATOR HEARING & INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 30th day of September, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a special public hearing will be conducted by the Napa County Zoning Administrator regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

Ontrail Vineyards Micro-Winery Use Permit P25-00139-UP

Location: 3252 Silverado Trail, Napa – Accessor's Parcel Number 039-610-003. The 13.33-acre parcel, the project site is located approximately 810 feet south of the intersection of Silverado Trail and Soda Canyon Road.

Zoning: Agricultural Watershed (AW) zoning district

General Plan Designation: Agriculture, Watershed, and Open Space (AWOS) and Agricultural Resource (AR)

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 with incorporation of mitigation measures for Biological Resources. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Micro-Winery Use Permit to establish a new phased 5,000 gallons per year winery including the conversion of an existing barn to a winery, conversion of an existing farm labor office to winery tasting and accessory uses, construction of a new winery building and covered crush pad, associated tours and tastings by appointment only, and upgrades to the existing driveway to comply with 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 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@countynapa.org. Comments must be received by Noon on September 22, 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 Zoning Administrator at, or prior to the public hearing.

DATED: August 27, 2026

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

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

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BILL TO: Napa County Planning, Building, & Environmental Services Department

1195 Third Street, Suite 210

Napa, Ca. 94559

Invoice # CDP