PUBLIC NOTICE

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

On Wednesday morning, the 18th day of November 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.

Project: Castellucci Estate Winery – Use Permit (P25-00028-UP) and Exceptions to the Napa County Roads & Streets Standards

Location: 7900 Money Road, Napa, CA 94558. The project is located on a 14.96-acre parcel on the east side of St. Helena Highway / Highway 29, approximately three (3) linear miles northwest of the City of Yountville (APN 031-030-024-000)

Zoning and General Plan Designations: Agricultural Preserve (AP) Zoning District and Agricultural Resource (AR) 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 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 for a 20,000 gallon per year winery, including construction of a new winery facility with production and accessory uses, a medium-risk commercial kitchen, tours and tastings by appointment only, establishment of a marketing program including food and wine pairings and special events, on-premises wine consumption, associated employee and visitor parking, onsite wastewater disposal and water systems, road improvements, domestic and fire protection water storage tanks, and exceptions to the Napa County Roads & Streets Standards for travel lane width and gate standards.

Application materials 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 drop-ins 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 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 Enrique Torres, Planner II , Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4307 or enrique.torres@countyofnapa.org. Comments must be received by Noon on November 16, 2026.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, in accordance with the timelines and submittal requirements set forth in Chapter 2.88 of the County Code.

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: October 15, 2026

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