



PUBLIC NOTICE

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

On Wednesday morning, the 2nd day of December 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: Hess Tentative Parcel Map – Land Division Application (P25-00299-TPM)

Location: 1701 Mount Veeder Road, Napa, CA 94558. The project is located on a 502.41-acre parcel to the west of St. Helena Highway / Highway 29, approximately four (4) miles north of the City of Napa (APN 034-230-020-000)

Zoning and General Plan Designations: 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 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 Tentative Parcel Map to allow for the land division of an existing 502.41-acre parcel, into three (3) parcels consisting of Parcel A at 177.10-acres, Parcel B at 160.83-acres, and Parcel C at 164.48-acres. There is no immediate development proposed on the resulting new parcels. Foreseeable future development on the resulting new undeveloped parcel is expected to consist of single-family residential structures, associated accessory buildings, access roads, and infrastructure. Of the three (3) proposed parcels, Parcel A is currently developed with a single-family residence. The other two (2) of the three (3) proposed parcels would require minor grading, to construct residences limited to the identified impact areas.

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 30, 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 29, 2026

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