

CITY OF ST. HELENA

Notice of Intent to Adopt a Mitigated Negative Declaration for the Farmstead at Long Meadow Ranch Restaurant and Lodging Projects

Subject: NOTICE IS HEREBY GIVEN, in compliance with California Environmental Quality Act Guidelines §15072, to responsible agencies, trustee agencies, interest groups and the general public that the City of St. Helena proposes to adopt a Mitigated Negative Declaration for the Farmstead Restaurant and Lodging Projects. The Initial Study prepared for the project identifies potentially significant environmental impacts related to air quality, biological resources, cultural/tribal resources, hydrology/water quality, noise, public services, transportation/traffic, utilities/service systems, and mandatory findings of significance.

Project Location: 738 Main Street, St. Helena, California (009-112-017); and 1000 Mills Lane, St. Helena, California (009-070-049, 009-070-052, 009-070-053, and 009-070-054)

Project Description: The Farmstead at Long Meadow Ranch Restaurant Project at 738 Main Street is seeking a use permit amendment and design review approval to expand and modify restaurant activities, to both permit some activities which are currently occurring on-site as well as to allow additional proposed activities including events. The Farmstead at Long Meadow Ranch Lodging Project at 1000 Mills Lane is proposing a 65 room, single-story hotel project in 14 new buildings on approximately 6.1 acres of the 10-acre site. This project requires numerous entitlements including a use permit, design review, variance, lot merger, lot line adjustment, and a development agreement.

Public Review: Pursuant to CEQA Guidelines §15073, the IS/MND public review period during which written comments will be accepted extends for a period of 30 days and from **May 29, 2020** through **June 29, 2020**.

Planning Commission Meeting Date/Time: TBD; will be publicly noticed when a date is chosen.

Meeting Location: In accordance with Executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation maybe required. If not, the meeting will be held at the Vintage Hall Board Room located on the St. Helena High School Campus, at 465 Main Street, St. Helena, CA, 95474.

What Will Happen: You may submit comments on the Mitigated Negative Declaration to the project planner during the 30-day review period. After the comment period, the Planning Commission will consider all public testimony and approve, approve with modifications, or deny the IS/MND and/or the applications submitted for requested entitlements at a noticed Public Hearing at a date that has yet to be determined.

For More Information: Further information about the proposed project, including the Initial Study/Mitigated Negative Declaration, copies of proposed project plans and related documentation, may be obtained from the St. Helena Planning Department, 1480 Main Street Avenue, St. Helena CA, 94574 or on the City's website (www.cityofsthelema.org/planning).

Written comments on the adequacy of the environmental impact analysis must be submitted by **5:00 p.m. on June 29, 2020**, to the following address:

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