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PUBLIC NOTICE

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

On Wednesday morning, the 16th day of September, 2020, 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.

Nickel and Nickel Winery – Use Permit Major Modification Application No. P17-00400-MOD

Location: 8164 St. Helena Highway, Oakville (34.64 acres); Assessor's Parcel Number 031-010-013

Zoning and General Plan Designation: AP (Agricultural Preserve); AR (Agricultural Resource)

Request: Approval of a Use Permit Major Modification of an existing 125,000-gallon per year winery to amend previous approvals (Use Permit No. 98400, as amended). The requested modification would include operational changes that include: A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS: 1) recognition of an increase in winery employment from 21 full-time and six part-time staff, to the winery's current employment of 67 full-time and six part-time staff; and B) EXPANSION BEYOND EXISTING ENTITLEMENTS: 1) an increase in permitted annual wine production from 125,000 to 225,000 gallons of wine per year; 2) an increase in the number of daily visitors for wine tours and tastings, from 75 people per day to 260 people per day, up to a weekly maximum of 1,440 people, with food included for approximately 20 percent of tours and tastings; 3) changes to winery hours of operation and visitation; and 4) a change to the winery's marketing program under the use permit to include up to two additional annual events for up to 900 people each, plus one additional annual event for up to 1,000 people, which events have occurred in prior years under Temporary Event Permit authority. Physical changes to the winery associated with the requested modification include an increase in parking on-site from 45 to 106 stalls; construction of an approximately 6,000 square foot winery structure, aboveground and attached to the existing fermentation building, to house production and accessory use areas; installation of covers over approximately 4,600 square feet of existing crush pad and outdoor work areas; and renovation and repurposing of two, 19th century outbuildings (Building 2 - White Shed, and Building 3 - White Barn) from their current use as winery storage to winery accessory administrative and hospitality areas. Site construction would include reconfiguration of the on-site vehicular entry to the winery visitor parking lot and other, related site utility modifications to correspond to the requested permit amendments.

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 pertaining to Cultural Resources and Tribal Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The proposed Mitigated Negative Declaration is available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's website "Current Projects Explorer" at:

<https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Written and verbal comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from August 17, 2020, through September 15, 2020. Comments should be directed to Charlene Gallina, Supervising Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1355 or by email at charlene.gallina@countyofnapa.org and must be received before 4:45 p.m. on September 15, 2020.

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: August 12, 2020

David Morrison
Director of Planning, Building, & Environmental Services