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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.

Benjamin Ranch Winery – Use Permit Application No. P13-00371-UP

Location: 8895 Conn Creek Road, St. Helena (approximately 85.1 acres); Assessor's Parcel Numbers 030-120-016 (54.64 acres) and 030-120-014 (30.42 acres)

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

Request: Approval of a Use Permit to establish a winery with development on 12.8 acres of an approximately 85.1-acre project site. The winery would produce up to 475,000 gallons of wine per year in approximately 87,292 square feet of building area that would house business/administrative functions, a commercial kitchen, and rooms for conducting winery tours and tastings, in addition to barrel storage and wine production functions. The proposed winery would: a) operate daily between the hours of 8:00 a.m. and 6:00 p.m.; b) include a wine marketing program consisting of up to 357 events per year for up to 16 to 150 guests per event; c) offer wine tours and tastings by appointment for up to 400 people per day, inclusive of guests attending marketing events, with tours and tastings offered daily between the hours of 10:00 a.m. and 6:00 p.m.; d) offer retail sale of wine and wine-related items, along with allowance for consumption on-site of wine purchased on the premises pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5; and e) employ up to 61 full-time and part-time staff members. The proposed project would require demolition of an existing shed currently used for vineyard management, and redevelopment of a portion of the site with new winery and hospitality buildings, 75 parking stalls, a new access driveway from Conn Creek Road/State Route 128, and installation of a left-turn lane on Conn Creek Road/State Route 128 at the new access driveway near the southeastern corner of the site.

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 Biological Resources and Transportation. 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 through September 15, 2020. Comments should be directed to Brian Bordona, Deputy Planning Director, Napa County Planning, Building & Environmental Services Department, 1195 Third

Street, Suite 210, Napa, California; (707) 259-5935 or by email at brian.bordona@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