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PUBLIC NOTICE

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

On Wednesday morning, the 2nd day of December, 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.

KENZO WINERY – USE PERMIT MAJOR MODIFICATION AND EXCEPTION TO THE ROAD AND STREET STANDARDS #P19-00396-MOD

Location: The project is located on a 36.13 acre parcel, within the AW (Agricultural Watershed) zoning district on the west side of a private road approximately 3,500 feet south of its intersection with State Route 121/Monticello Road; 3200 Monticello Road, Napa CA 94558; APN: 033-110-075.

Zoning & General Plan Designation: Agricultural Watershed (AW); Agriculture, Watershed, and Open Space (AWOS) General Plan designation.

Request: Approval of a Major Modification of the previous project approvals to allow the following: 1) increase wine production from 102,000 gallons to 150,000 gallons; 2) expand the existing 22,470 square foot cave (Type II) to a 68,415 square foot cave (Type III); 3) excavation of a new cave portal; 4) deposit of approximately 20,300 cubic yards of cave spoils at a spoils stockpile on land owned by the applicant, 0.9 miles southeast of the project site; 5) utilize 720 square feet of the cave expansion as a tasting room; 6) construct 3,350 square feet of covered crush pad; 7) construct 820 square feet of an uncovered mechanical yard; 8) paving an existing unpaved road and utilizing it as a cave portal access road; 9) widen sections of Wild Horse Valley Road to bring it into compliance with the Napa County Roads and Street Standards (NCRSS); and 10) expand the existing wastewater treatment and disposal system. The project also includes a request for an exception to the Napa County Road and Street Standards (RSS) and the requirement to widen a 500-foot section to 22 feet on Wild Horse Valley Road from Monticello Road to the winery. The section of roadway (Station 42+70 to 47+86 on the submitted improvement plans) is entirely contained within the setback distances of several watercourses including an identified blue line stream, an ephemeral stream, and the ponds known as Leoma Lakes. The section of roadway is flanked by the water courses on its western side and slopes exceeding 30% on the eastern side; any expansion of the roadway width would potentially require significant earthwork/grading and potentially impact water quality.

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 (or MM's). MM's are proposed for the following area(s): Biological 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.

Written and verbal comments regarding the environmental effects of this project and the adequacy of the proposed Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from October 28, 2020 through December 1, 2020. Comments should be directed to Trevor Hawkes, Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4388 or trevor.hawkes@countyofnapa.org and must be received before 4:45 p.m. on December 1, 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 time lines 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 26, 2020

David Morrison
Director of Planning, Building, & Environmental Services