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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 December at 9:00 am, in the County Administration Building, 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.

SAFE HARBOR 3.0 - USE PERMIT NO. P18-00179-UP AND TENTATIVE PARCEL MAP NO. P20-00217-PM

Location: The project is proposed on 12.17 acre site bisected by Devlin Road, north of Fagan Creek. The development area is proposed on the west side of Devlin Road, Napa. APN: 057-110-012.

Zoning & General Plan Designation: General Industrial Park: Airport Compatibility (GI:AC); Industrial land use designation; Within the Napa Valley Business Park Specific Plan Area.

REQUEST: Approval of a Use Permit and Tentative Parcel Map for a new 850,000 gallon per year wine production, bottling, and storage facility to allow the following: (a) construction of an approximately 50,612 sq. ft. building, with 8,796 sq. ft. of outdoor covered work areas, for production, storage, bottling and office areas; (b) construction of an approximately 16,858 sq. ft. building, with of 5,975 sq. ft. outdoor covered work areas, for storage; (c) on-site parking for 100 vehicles (the installation of 49 parking spaces will be deferred); (d) on-site process wastewater pre-treatment system; and € signage and landscape improvements.

The proposal also includes a tentative parcel map to spilt the property into two lots, one on either side of Devlin Road which bisects the property. The proposed lot on the west side of Devlin Road would have 9.81 acres and the lot on the east side of the road would have 2.36 acres. This project is proposed on the west side of Devlin Road.

The request also includes a variation to the development regulations of the Napa Valley Business Park Specific Plan to reduce the required 75-foot setback from Fagan Creek and the 65-foot building setback and 20-foot landscape setback along the north property line which are required when a property in the General Industrial zoned area adjoins a property in the Industrial Park zoned area.

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological Resources unless mitigation measures are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under 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 November 13, 2020 through December 15, 2020. Comments should be directed to Sean Trippi, Principal Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1353 or sean.trippi@countyofnapa.org and must be received before 4:45 p.m. on December 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: November 10, 2020

DAVID MORRISON
Director of Planning, Building, & Environmental Services