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PUBLIC NOTICE

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

On Wednesday morning, the 20th day of July 2022, 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.

Jericho Canyon Vineyard Winery – Major Modification P19-00128, Use Permit Exception to the Conservation Regulations #P21-00351, and Exception to the County Road and Street Standards

Location: 3320 Old Lawley Toll Road, Calistoga, CA 94515; APN: 017-060-045; 131.05 Acres

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

Request: This application was submitted to participate in the County's Code Compliance Program as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. The proposal is to modify an existing winery Use Permit to recognize the days and hours of operation, number of employees, visitation levels, the expansion of the approved cave, and use of a portion of the residential garage for winery use, which were not permitted in the previously approved Use Permit or modifications. In addition, the application also seeks to expand its entitlements to modify the hours of operation, further increase the number of employees and visitation levels, modify the marketing plan, further expand the cave, increase production, convert the existing agricultural barn to a hospitality building, install additional parking spaces, use an existing outdoor area for hospitality and on-premises consumption, and make improvements to existing utilities including the water system, wastewater system, and driveway. The project includes an Exception to the Conservation Regulations due to the winery's location directly adjacent to Jericho creek. The Exception would recognize existing improvements installed prior to the Conservation Regulations or in association with previously approved entitlements, as well as new physical improvements requested as part of the project expansion. The project includes an exception to the Road and Street Standards for reduced widening on portions of the existing on-site driveway, in order to reduce work in the stream setback of Jericho Creek.

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The proposed 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 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 Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from June 29, 2022 through July 19, 2022. Comments should be directed to Emily Hedge, Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8226 or emily.hedge@countyofnapa.org and must be received before 4:45 p.m. on July 19, 2022.

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: June 27, 2022

David Morrison
Director of Planning, Building, & Environmental Services