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PUBLIC NOTICE

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

On Wednesday morning, the 7th day of December 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.

Bella Union Winery – Major Modification #P19-00139

Location: 1695 State Highway 29/St. Helena Highway, Rutherford, CA 94573; APN: 027-470-007; 60.65 Acres

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

Request: Approval of a Major Modification to increase production, number of employees, and number of visitors. The project would modify the existing marketing plan, allow food and wine pairings with tastings, and permit on-premises consumption in additional areas on site. Physical changes on site include construction of an approximately 15,700 s.f. barrel storage and 2,000 s.f. office building, along with a 1,200 s.f. addition to the existing winery building, additional parking spaces, and associated site improvements. Improvements to the existing water and wastewater systems would be required.

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 November 4, 2022, through December 6, 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 December 6, 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: October 31, 2022

Brian Bordona

Interim Director of Planning, Building, & Environmental Services