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PUBLIC NOTICE

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

On Wednesday morning, the 3rd day of May 2023, 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.

Ladera Vineyards Winery – Minor Modification #P21-00294 and Administrative Viewshed P22-00109

Location: 3942 Silverado Trail, Calistoga, CA 94515. APN: 021-030-047-000; 7.44 acres

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

Request: Approval of a Minor Modification to increase weekly visitation, number of employees, and add two annual marketing events to an existing winery. The project would allow food and wine pairings with tastings and marketing events and permit on-premises consumption on the outdoor patios. Physical changes on site include expanding the tasting room storage building to a total of approximately 1,200 s.f., construction of an 8,800 s.f. cave, improvements to the existing driveway, and a modified parking lot. Improvements to the existing water and wastewater systems would be required, along with installation of a left turn lane on Silverado Trail in front of the project driveway. The project includes a review of the proposed cave wall and portals under the Viewshed Protection Program (Chapter 18.106 of the Napa County Code) to review the visibility of the new construction from County designated Viewshed roads.

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. Mitigation measures are proposed for Tribal Cultural 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. 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 April 13, 2023, through May 2, 2023. 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 May 2, 2023.

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: April 7, 2023

Brian Bordona

Interim Director of Planning, Building, & Environmental Services