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## PUBLIC NOTICE

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

On Wednesday morning, the 21<sup>st</sup> day of June 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.

#### **Rutherford Ranch Winery – Major Modification #P19-00126-MOD and Use Permit Exception to the Conservation Regulations #P23-00145-USE**

**Location:** 1680 Silverado Trail South, St. Helena, 94574. APN: 030-300-030; 17.37 acres

**Zoning and General Plan Designation:** Agricultural Watershed (AW) and 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 following items that are out of compliance with the permitted entitlements: increased number of employees and weekly visitation, holding marketing events, on-premises consumption and food pairings, and additional parking spaces. In addition, the application also seeks to expand its entitlements to further increase employees and daily and weekly visitation, set up an annual marketing plan, convert portions of an existing residence to winery use, install a commercial kitchen in the winery building, increase parking, complete wastewater system improvements, implement a Travel Demand Management Plan, and clarify days and hours of operation. The project includes an Exception to the Conservation Regulations due to winery improvements located directly adjacent to an unnamed blue line stream on the property. The Exception would recognize existing improvements installed prior to the Conservation Regulations or in association with previously approved entitlements, as well as improvements installed without benefit of permits. The project includes implementation of a restoration plan for areas where unpermitted improvements are proposed to be removed.

**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 May 22, 2023, through June 20, 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](mailto:emily.hedge@countyofnapa.org) and must be received before 4:45 p.m. on June 20, 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: May 15, 2023

Brian Bordona

Interim Director of Planning, Building, & Environmental Services