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## PUBLIC NOTICE

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

On Wednesday morning, the 1st day of November 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.

#### **Vineyard 29 – Use Permit Major Modification #P20-00062-MOD & an Exception to the Napa County Road & Street Standards**

**Location:** 2929 N. St. Helena Highway, St. Helena - Assessor's Parcel No's 022-200-027 (winery) & 022-200-026 (parking); 28.14 acres combined

**Zoning and General Plan Designation:** Agricultural Watershed (AW) zoning district and Agriculture, Watershed, and Open Space (AWOS) general plan designation.

**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.

**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 and subsequent modifications to recognize and approve the following items that are out of compliance with the permitted entitlements: increased number of employees, weekly visitation, and marketing events, on-premises consumption, days and hours of operation, and additional parking spaces. In addition, the application also seeks to expand its entitlements to increase wine production, further increase employees, daily and weekly visitation, and marketing plan events, and increase parking. The proposal also includes installation of a new winery process wastewater treatment system, construction a new well, relocation of the driveway connection to State Highway 29, a two-way left-turn lane on State Highway 29, and implementation a Travel Demand Management Plan. The request also includes an exception to the Napa County Road & Street Standards for portions of the existing on-site driveway.

Application materials, including the draft environmental determination and staff report are available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project and comments regarding the environmental effects of this project and the adequacy of the proposed Negative Declaration are solicited. Comments or appointment requests to

review documents should be directed to Sean Trippi, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org). Comments must be received before Noon on October 31, 2023.

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 5, 2023

Brian D. Bordona  
Director of Planning, Building, & Environmental Services