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PUBLIC NOTICE

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

On Wednesday morning, the 4th day of September 2024, 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.

Justin Vineyards/Knollwood Vineyards – Winery Use Permit #P19-000124-UP

Location: 4101 Big Ranch Road, approximately 0.4 miles north of the City of Napa, Napa, CA. APN: 036-190-026-000 (31.7 acres).

Zoning and General Plan Designations: Agricultural Preserve (AP) Zoning District and Agricultural Resource 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 grant a Use Permit for an existing 20,000 gallon winery established under a Small Winery Use Permit Exemption for Domaine Montreaux, dated November 26, 1986, and subsequent modifications, and to recognize and approve items that are out of compliance with the permitted Certificate of Exemption and for expansion beyond existing entitlements such as production, number of employees, visitation, on-premises consumption of wine produced on-site, parking, necessary infrastructure improvements and upgrades, and to establish a tours and tastings marketing program.

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 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 August 15, 2024, through September 4, 2024. Comments should be directed to Wendy Atkins, Planner II; Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8757 or wendy.atkins@countyofnapa.org and must be received by Noon on September 3, 2024.

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: August 15, 2024

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

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: August 15, 2024 - Napa Valley Register

Bill to: Planning, Building & Environmental Services
1195 Third Street, Ste 210
Napa, Ca. 94559
Invoice #