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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 18th day of December 2024, at 9:00 a.m., in the County Administration Building, 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.

BONNY'S VINEYARD WINERY– NEW WINERY USE PERMIT NO. P22-00002-UP

CEQA STATUS: Consideration and possible adoption Mitigated Negative Declaration prepared for Bonny's Vineyard New Winery. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area: Biological Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

ZONING AND GENERAL PLAN DESIGNATION: Agricultural Preserve (AP); Agricultural Resource (AR)

REQUEST: Approval of a new Use Permit application number P22-00002-UP to allow for the construction and operation of a New Winery on a 25.54-acre parcel at 1555 Skellenger Lane, Napa (APN 030-200-080). The winery would consist of the following: (1) a new 30,000 gallon per year production winery comprising a 10,996 square foot (sf) winery building with a 1,426 sf covered crush pad, a 392 sf uncovered mechanical yard and 1,255 sf of covered loggia (patio space); (2) six (6) full-time employees; (3) tours and tastings for a maximum of 45 visitors per day with catering provided, catering will be prepared offsite; (4) two (2) large events per year with a maximum of 150 visitors and nine (9) small events per year with a maximum of 80 visitors; (5) production days and hours 9 AM to 5 PM, seven (7) days per week, visitation days and hours 10 AM to 5 PM, seven (7) days per week; (6) parking for 20 cars with overflow event parking occurring on-site, and as needed along the existing vineyard avenues for events but outside of any required stream setbacks; (7) on-site landscaping; and, (8) three (3) 10,000 gallon water tanks.

The proposed Mitigated Negative Declaration is available for inspection, along with copies of all documents that relate to the above-described project, between the hours of 8:00 AM. and 4:30 PM Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available at: www.countyofnapa.org/2876/Current-Projects-Explorer.

Written and verbal comments regarding this project and the adequacy of the proposed Addendum are solicited. Comments should be directed to Dana Morrison, Supervising Planner, Napa County Department of Planning, Building and Environmental Services, 1195 Third Street, Suite 210, Napa, California or via email at dana.morrison@countyofnapa.org and must be received before **Noon on December 17, 2024**.

If you challenge these particular proceedings in court, you may be limited to raising only those issues you or someone else raised during the comment period described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: November 7, 2024

Brian Bordona
Director of Planning, Building, and Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: NOVEMBER 16, 2024 - Napa Valley Register

**BILL TO: Napa County Planning Department
1195 Third Street, Suite 210
Napa, Ca. 94559**

Invoice # **CDP-**_____