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PUBLIC NOTICE

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

On Wednesday morning, the 19th of March 2025, 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.

Hendry Winery, Use Permit Major Modification Application No. P15-00173

Location: Winery Parcel - 3104 Redwood Road (nearest cross street Browns Valley Road), unincorporated Napa County, California 94558, APN 035-120-031; Well Parcel - APN 035-120-030, undeveloped property across Redwood Road to the west of the Winery Parcel.

Zoning Designation: Winery Parcel - AP (Agricultural Preserve) District; Well Parcel - AW (Agricultural Watershed) District

General Plan Designation: Winery Parcel and Well Parcel - Agricultural Resource (AR) and Agriculture, Watershed and Open Space (AWOS)

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 processed under 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 modification to Use Permit No. 97506-UP, and subsequent modifications, to recognize and approve items that are out of compliance with permitted entitlements and expand beyond existing operations. Project components include an increase in employees, daily visitation, marketing events, the addition of on-premises consumption of wine produced on-site, conversion of office space to tasting rooms, parking, and infrastructure improvements. Additionally, installation of a new well on a parcel across Redwood Road to fully serve the winery and its accessory uses.

Application materials, including the draft environmental determination, 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 Services 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 February 13, 2025, through March 18, 2025. Comments or appointment requests to review documents

should be directed to Emily Hedge, 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 by Noon on March 18, 2025.

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: February 13, 2025

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