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## PUBLIC NOTICE

### NOTICE OF ZONING ADMINISTRATOR HEARING & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 22nd day of January 2025, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Zoning Administrator regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

#### **Parable Winery – Use Permit Minor Modification P23-00230-MM and Variance P23-00231-VAR**

**Location:** The project site is located on the Napa Valley Floor, approximately 0.3 miles north of the intersection of Silverado Trail and Dutch Henry Canyon Road. 4300 Silverado Trail, Calistoga, CA 94515. APN 020-120-028 (10.3-acre parcel).

**Zoning and General Plan Designations:** Agricultural Watershed (AW) Zoning District and Agricultural, Watershed and Open Space (AWOS) General Plan Designation.

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. 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(s): Biological Resources, Land Use and Planning and Tribal Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a Use Permit Major Modification to a fire destroyed 20,000 gallon per year Pre-WDO winery to allow the following: 1) Construction of a new 12,051 sq. ft. winery facility replacing the previous facility lost to fire. The new facility will consist of 9,137 sq. ft. of production space and 2,914 sq. ft. of accessory space, a 50,000 gallon fire water storage tank, a 30,000 gallon treated pre-wastewater storage tank, a 5,000 gallon domestic water tank, bio-retention facilities, landscaping, driveways, an entry gate and other winery improvements; 2) Conversion of the existing cave to a Type III Cave (Tasting Room and Guided Tours); 3) Installation of a new winery recycled process wastewater system; 4) Installation of a new winery domestic wastewater system; 5) Increase onsite parking spaces from 13 to 15; 6) Change the traffic direction of the existing looped driveway to flow west to east; 7) Installation of a Left-Turn lane on Silverado Trail at the Project entrance; 8) Increase in annual permitted wine production from 20,000 gallons to 30,000 gallons; 9) Increase employment from three (3) full-time employees to four (4) full-time employees and two (2) part-time employees; 10) Establish Tours and Tastings by appointment only for a total of 30 visitors per day and a maximum of 210 visitors per week; 11) Establish a Marketing Program allowing 10 marketing events with total visitation not to exceed 12 vehicle trips and one (1) marketing event with total visitation not to exceed 20 vehicle trips; and 12) Addition of On-Premise consumption activities in conformity with AB 2004 (Evans Bill) within the patio area directly adjacent to the south cave portal.

A Variance application (P23-00231) is also requested to allow the new winery within approximately 250 feet from the center line of Silverado Trail. Napa County code requires a 600-foot winery setback from Silverado Trail (N.C.C. § 18.104.230.A.1)

The project would be built out over two (2) phases in order to maintain Average Daily Trips to the winery below 28 and not initially trigger the need to construct a Left-Turn Lane on Silverado Trail until phase two (2) is constructed. Phasing will be conditioned in the project's Conditions of Approval.

Application materials are available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

The proposed Mitigated 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 4:00 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 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 December 21, 2024, through January 21, 2025. Comments should be directed to Trevor Hawkes, Supervising Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4388 or [trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org) and must be received before Noon on January 21, 2025.

Appeals to decisions of the Zoning Administrator 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: December 21, 2024

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