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PUBLIC NOTICE

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

On Wednesday morning, the 19th day of September 2018, 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

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: Approval to modify a previously-approved Use Permit (97506-UP) allowing operation of a winery at 3104 Redwood Road, to recognize the following three currently noncompliant winery activities: 1) an increase in the permitted number of visitors to the winery, from 20 guests per week to a maximum of 20 guests per day (140 guests per week), in approximately 450 additional square feet adjacent to the existing 500 square foot tasting room; 2) an increase in on-site parking from six permitted stalls to 10 existing stalls; and 3) a change in the number of winery employees from three full-time and two part-time to four full-time. The request also includes newly proposed expansion of the winery's marketing program to consist of up to 12 events per year for up to 50 guests, plus one event per year for up to 150 guests, with catered food and portable restrooms; as well as, installation of a new well on-site, and planned modification of the on-site wastewater treatment system to correspond to the requested changes in winery operations. Adopted conditions of approval of Use Permit No. 97506-UP are also proposed to be modified to remove custom crush limitations and add an allowance for visitors to consume wine purchased on-site (Business and Professions Code Sections 23358, 23390 and 23396.5). The property at 3104 Redwood Road is approximately 60.7 acres in size and located in the AP (Agricultural Preserve) zoning district; Assessor's Parcel No 035-120-031.

The proposed 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 4:45 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California.

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 30, 2018 through September 18, 2018. Comments should be directed to Dana Ayers, Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; phone number (707) 253-4388; or email address dana.ayers@countyofnapa.org, and must be received before 4:45 p.m. on September 18, 2018.

Appeals to decisions of the Planning Commission 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: August 28, 2018

David Morrison
Director of Planning, Building, & Environmental Services

