

NAPA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that on February 27, 2024 at 9:00 a.m., a Public Hearing will be conducted by the Napa County Board of Supervisors in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, regarding the appeal identified below.

Conduct a public hearing to consider an appeal filed by Water Audit California (Appellant) concerning the decisions made by the Napa County Planning Commission on November 15, 2023 to: (1) adopt the Mitigated Negative Declaration; and (2) approve a Use Permit Exception to the Conservation Regulations (No. P22-00404-UP) filed by Adobe Associates, Inc. on behalf of Niebaum-Coppola Estate Winery LP (Applicant) to allow a private access road serving agricultural structures and a future residence to encroach into the minimum required 45- to 55-foot creek setback from the top of bank of Bear Creek. The project site is approximately three miles from the City of St. Helena municipal boundary, has a General Plan land use designation of Agriculture, Watershed and Open Space (AWOS), and is located in the Agricultural Watershed (AW) zoning district, APN 027-200-017-000 and 027-210-032-000. **(APPELLANT, APPLICANT AND STAFF REQUEST A CONTINUANCE TO MARCH 12, 2024 AT 9:00 A.M.)**

ENVIRONMENTAL DETERMINATION: Consideration and possible readoption 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. Mitigation measures 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.

All interested persons are invited to attend. The Board, following close of the hearing, will either confirm, reverse, or modify the decision being appealed, or remand the matter to the Planning Commission for further consideration, additional findings or other appropriate action consistent with the decision of the Board.

Copies of all documents, which relate to the above-described appeal, may be examined at the Clerk of the Board of Supervisors Office, 1195 Third Street, Suite 310, Napa, California.

IF YOU CHALLENGE THIS PROCEEDING IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE APPEAL HEARING BY THE BOARD OF SUPERVISORS.

DATED: February 1, 2024

ATTEST: Neha Hoskins
Clerk of the Board of Supervisors