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## PUBLIC NOTICE

### NOTICE OF PLANNING COMMISSION HEARING & INTENT TO ADOPT AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 20<sup>th</sup> day of November, 2019, 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.

#### **BRASSWOOD WINERY (FORMERLY CAIRDEAN WINERY) – USE PERMIT MAJOR MODIFICATION NO. P19-00004-MOD**

**CEQA Status:** Consideration and possible adoption of an Addendum to a previously adopted Mitigated Negative Declaration (MND) in accordance with CEQA Guidelines Section 15164. According to the previously-adopted MND (2012), the then-proposed winery would have, if mitigation measures were not included, potentially significant environmental impacts in the area of Biological Resources. Adopted mitigation measures, which required implementation of tree protection plans and pre-construction surveys for sensitive bat and bird species, were implemented with the recently-built site improvements. Analysis of the current modification proposal to increase annual wine production and change winery staffing identified no new or substantially more severe significant impacts relative the original project analyzed in the prior MND. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of a Major Modification to a previously approved use permit (P11-00298-UP, as subsequently modified) to allow: **A. Components Necessary to Remedy Existing Violations:** (1) recognition of an increase in permitted wine production from a maximum of 50,000 gallons to 83,000 gallons of wine per year; and **B. Expansion Beyond Existing Entitlements:** (2) an increase in permitted wine production to a new maximum of 95,000 gallons of wine per year and a change in the winery's permit-specified employment from four full-time and six part-time staff members to 10 full-time staff members. The project is located on an approximately 50.31-acre site within the AW (Agricultural Watershed) zoning district, at 3125 St. Helena Highway North, St. Helena; Assessor's Parcel No. 022-070-028.

The application and Addendum are 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, Second Floor, Napa, California.

Written and verbal comments regarding this project and the proposed Addendum are solicited. Comments should be directed to Charlene Gallina, Supervising Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; phone number (707) 299-1355 or email [Charlene.Gallina@countyofnapa.org](mailto:Charlene.Gallina@countyofnapa.org) and are requested to be received before 4:45 p.m. on November 19, 2019.

**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: November 6, 2019

DAVID MORRISON  
Director of Planning, Building, & Environmental Services