

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that on August 6, 2024 at 2:00 PM, 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.

Consideration and possible direction regarding an appeal filed by Hayes Drumwright (Applicant/Appellant) concerning the Vida Valiente Winery Use Permit Application No. P20-00079 and the decisions made by the Napa County Planning Commission on May 1, 2024 to deny the Use Permit Application to allow a new 30,000 gallons per year winery with a wine cave; tours and tastings by appointment; a marketing program; full-time, part-time and seasonal employees; on-premise consumption of wines produced on-site within outdoor hospitality areas; and winery related infrastructure and improvements. The project is located on an approximately 16.93-acre & 1.15-acre parcels within the Agricultural Watershed zoning district with a General Plan land use designation of Agriculture, Watershed, and Open Space at 407 Crystal Springs Road, St. Helena, CA 94574. APN: 021-410-013-000 & 021-372-001-000.

ENVIRONMENTAL DETERMINATION: 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. Mitigation measures are proposed for the following areas: Biological Resources, Cultural Resources, and Transportation. 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: July 11, 2024

ATTEST: Neha Hoskins, Clerk of the Board of Supervisors