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PUBLIC NOTICE

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

On Wednesday morning, the 20th day of August, 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.

Nights in White Satin Winery - Use Permit (P22-00236-UP)

Location: South of Sonoma Highway (SR12/121), Napa approximately 0.45 miles east of the Sonoma/Napa County Line – Accessor's Parcel Numbers: 047-380-009 and 047-380-010, 120.72-acre holding

Zoning and General Plan Designation: Agricultural Watershed (AW) zoning district and Agriculture, Watershed and Open Space (AWOS) and Agricultural Resource (AR) general plan designations.

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration and a Mitigation and Reporting Program. 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, Cultural Resources, Geology and Soils. 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 to establish a new 120,000-gallon winery, including the construction of a winery structure with production and accessory uses, associated tours and tastings by appointment only, establishment of a marketing program, employees, parking, and construction of a new commercial driveway, wastewater treatment system, non-transient non-community water system, and new groundwater well to serve the winery only.

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

Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 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 this project and comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Comments or appointment requests to review documents should be directed to Kelli Cahill, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 265-2325 or kelli.cahill@countyofnapa.org. Comments must be received by Noon on August 18, 2025.

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 (NVR Publication Date): July 17, 2025

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