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PUBLIC NOTICE

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

On Wednesday morning, the 16th day of September, 2015, at 9:00 a.m. in the County Administration Building, 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.

DALLA VALLE WINERY - USE PERMIT P14-00121-UP AND VIEWSHED P14-00198-VIEW

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 of a Use Permit to encompass the existing Dalla Valle Vineyards winery and to allow the following activities:

- (a) Construction of a new 5,400 sq. ft. barrel storage building that includes a barrel room, work room, lab, entryway, foyer, vestibule, work room, chemical storage, mechanical room, crush equipment storage, restroom, vineyard storage, and conference/blending room;
- (b) Construction of a covered outdoor production area approximately 1,270 sq. ft.;
- (c) Construction of a pump house and utilities enclosure;
- (d) Removal of approximately 1,300 sq. ft. of existing outdoor production area approved under Minor Modification P07-00553;
- (e) Removal of 0.25 acres of vineyards;
- (f) Installation of approximately 2,800 sq. ft. of new landscaping;
- (g) Upgraded fire turn around;
- (h) Continuation of existing asphalt driveway along proposed barrel building to replace existing gravel driveway;
- (i) Proposed 56,000 gallon water tank to be used for domestic and process water;
- (j) Relocation of existing power lines to accommodate the location of the proposed barrel building; and
- (k) Two new wells

The project includes a review of the proposed new barrel storage building under the Viewshed Protection Program (Chapter 18.106 of the Napa County Code) to review the visibility of the new construction from County designated Viewshed roads.

The project also includes a request for an exception to the Napa County Road and Streets Standards (RSS). The exception proposes a reduced horizontal curve radius at existing location, three existing nonstandard turnouts, and nonstandard turnout spacing at two locations.

The project does not propose any changes in annual production, hours of operation, number of employees, visitation, or marketing.

The project is located on a 26.61 acre parcel on the east side of Silverado Trail. The entrance to the common access driveway is approximately 1,300 feet north of the Silverado Trail and Oakville Cross Road intersection, within the AW (Agricultural Watershed) zoning district; 7776 Silverado Trail, Oakville, CA 94562; APN: 031-060-027.

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 27, 2015 through September 15, 2015. Comments should be directed to Emily Hedge, Planner II, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8226 or Emily.Hedge@countyofnapa.org and must be received before 4:45 p.m. on September 15, 2015.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, County Administration Building, 1195 Third Street, Suite 310, in accordance with the time lines 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 26, 2015

DAVID MORRISON
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: August 26, 2015 - Napa Valley Register

**BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, Ca. 94559
Invoice # CDP05601**