



A Tradition of Stewardship
A Commitment to Service

PUBLIC NOTICE

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

On Wednesday morning, the 18th day of November, 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.

Reynolds Family Winery Use Permit Modification P14-00334

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 to modify Use Permit #99386-UP for:

- a) An increase of the production capacity from 20,000 gallons to 40,000 gallons;
- b) The construction of a new $\pm 2,266$ sq. ft. addition to the winery ($\pm 1,534$ sq. ft. production; ± 732 sq. ft. accessory) for a total of $\pm 12,975$ sq. ft.;
- c) An employment increase from one plus two during harvest, for a total of seven employees (five full-time employees, 2 part-time employees), plus 2 part-time employees during harvest;
- d) An increase in visitation from 10 visitors to 40 visitors per day;
- e) An increase the days of operation from Monday–Saturday to 7 days per week;
- f) A change to the winery operating hours from 4:30 PM to 6:00 PM, with tours and tastings by appointment only to occur between 10:00 AM and 6:00 PM;
- g) A modification of the location of on-site wine consumption (“Assembly Bill 2004 (Evans) and the Sale of Wine for Consumption On-Premises,”) to include an outdoor patio area adjacent to the decorative pond, with the construction of a shade structure over said outdoor patio area;
- h) A modification of the Marketing Plan to increase the number of events from three to 54 events per year (2/month for 24 persons, 2/month for 40 persons, 4/year for 60 persons and 2/year for 125 persons) with the serving of light fare foods, evening events to cease before 10:00 PM, no amplified outdoor music, and on days of larger marketing events, the total daily wine tours/tasting visitation will be decreased in number by the size of the alternative event;
- i) The installation of a 100,000 gallon water tank;
- j) The establishment of a transient community water company;
- k) The construction of an additional 16 parking spaces for a total of 22;
- l) The construction of a new well;
- m) An expansion of the existing wastewater treatment system; and
- n) The removal of .44 acres of vineyards at the site of the building addition.

The project is located on a ± 13.45 -acre parcel on the east side of Silverado Trail, approximately 300 feet south of its intersection with Soda Canyon Road, within the Agricultural Watershed (AW) zoning district; 3266 Silverado Trail, Napa, CA 94558; APN: 039-610-002.

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 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 October 28, 2015 through November 17, 2015. Comments should be directed to Wytress Balcher, Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1351 or wytress.balcher@countyofnapa and must be received before 4:45 p.m. on November 17, 2015.

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: Wednesday, October 28, 2015

DAVID MORRISON
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: Wednesday, October 28, 2015 - Napa Valley Register

**BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, Ca. 94559
Invoice # CDP05608**