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PUBLIC NOTICE

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

On Wednesday morning, the 6th day of March 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.

DARMS LANE WINERY – USE PERMIT #P16-00117 & VIEWSHED #P18-00152

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant environmental impacts on Transportation/Traffic unless mitigation measures are adopted. 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 and a Viewshed application to allow a new winery with an annual production capacity of 30,000 gallons with the following characteristics: (a) construction of a 5,583 sq. ft. two-story production building, with a 1,922 sq. ft. outdoor covered work area; (b) construction of a 3,303 sq. ft. two-story hospitality/administrative building, including a commercial kitchen, with a 1,173 sq. ft. covered porch; (c) construction of 11,743 sq. ft. of winery cave area; (d) installation of three water storage tanks totaling 135,000 gallons for domestic water, irrigation, and fire suppression; (e) on-site parking for 12 vehicles; (f) up to eight full and part-time employees; hours of operation seven days a week: production 6:00 AM to 6:00 PM (non-harvest) and visitation 10:00 AM to 6:00 PM; (g) tours and tastings by appointment only for a maximum of 24 visitors per day, 150 maximum per week; (h) a marketing program, which may include catered events, to host two events per month for up to 12 guests at each event; two events per month with up to 24 guests at each event; four events per year with up to 75 guests at each event; and, two events per year with up to 125 guests at each event (1,414 guests per year); (i) on-premise consumption of wines produced on site in the tasting room and outdoor hospitality areas, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (j) on-site domestic and process wastewater treatment systems; and, (k) driveway, entry gate and landscape improvements.

The request also includes a viewshed application to address construction of the winery buildings on slopes of 15% or greater.

The winery is proposed on a 46.9 acre property, approximately 427 feet north of the terminus of Darms Lane within the Agricultural Preserve (AP) zoning district. Access is provided across a 2.26 acre property located at the terminus of Darms Lane, adjacent to the winery property. APN's: 034-190-034 (driveway) & 034-190-035 (winery), 1150 Darms Lane, Napa.

The proposed Mitigated 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 February 14, 2019 through March 5, 2019. Comments should be directed to Sean Trippi, Principal Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1353 or sean.trippi@countyofnapa.org and must be received before 4:45 p.m. on March 5, 2019.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, 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: February 11, 2019

David Morrison
Director of Planning, Building, & Environmental Services