



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

SPECIAL MEETING
PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING REGARDING CAYMUS VINEYARDS REQUEST FOR USE PERMIT MODIFICATION NO. P12-00221-UP, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT AND INTENT TO ADOPT CATEGORICAL EXEMPTIONS

On Wednesday morning, the 23th day of March, 2016, 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 projects identified below. All interested persons are invited to attend the hearing and be heard.

CAYMUS VINEYARDS USE PERMIT MODIFICATION NO. P12-00221-UP AND DEVELOPMENT AGREEMENT

The Planning Commission will make a recommendation to the Board of Supervisors on the following projects:

1. A request by Caymus Vineyards to approve Use Permit Modification No. P12-00221-UP allowing: (a) demolition of 6,695 square feet from existing buildings B2, B6, B7, B8, and B9; (b) installation of fire suppression sprinkler systems within the existing building B5 and associated outdoor water storage tanks within an already developed area; (c) remodeling of an existing building B3, reducing its size, and remodeling of the interior of existing building B5; (d) removal of concrete and structures within the creek setback and restoring the creek bank; (e) improvement to an existing access road, relocating interior vehicle access roads, and constructing new parking; (f) on-site consumption and sale of wine for existing customers in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004 -Evans Bill also known as the Picnic Bill); (g) food and wine pairing for existing visitors per the definition of "marketing" pursuant to Napa County Code Section 18.08.370; (h) demolition of the existing single-family dwelling and construction of an 8,205 square foot agricultural greenhouse within an already developed area; (i) an increase of annual production by 550,000 gallons, for a total maximum annual production of 660,000 gallons per year; and (j) an upgrade to the existing Lyve equipment process wastewater system. No increase in existing employees, parking spaces, number of visitors, or marketing events is requested.
2. Adoption of an ordinance approving a Development Agreement between the County and Caymus Vineyards.

Caymus Vineyards is located at 8700 Conn Creek Road, Rutherford, California on an approximately 69.5 acre parcel. The project site is located on the east side of Conn Creek Road approximately at the intersection with Rutherford Road, within the Agricultural Preserve Zoning District (APN: 030-200-066).

CEQA Status: Consideration and possible adoption of Categorical Exemptions. It has been determined that the above described projects do not have a significant effect on the environment and are exempt from the California Environmental Quality Act (CEQA) pursuant to Class 2 ("Replacement or Reconstruction") which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15302.

A hearing will be scheduled before the Board of Supervisors upon receipt of the Planning Commission's recommendation on the use permit request and proposed ordinance. Notice of the hearing before the Board of Supervisors will be provided in advance of that hearing.

Copies of all documents which relate to the above described projects and all supporting documents referred to therein, may be examined at, the Office of the Department of Planning, Building & Environmental Services, 1195 Third Street, Second Floor, Napa, California.

Comments regarding the proposed projects are solicited and should be presented at the Planning Commission hearing or in writing prior to the hearing. If you wish to submit written testimony rather than speaking at the Planning Commission hearing on March 23, 2016, please submit copies to the attention of Kelli Cahill, Planner; Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 2010, Napa, CA 94559; (707) 265-02325; or kelli.cahill@countyofnapa.org, and must be received before 4:45 p.m. on March 22, 2016.

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: MARCH 11, 2016

DAVID MORRISON
Director of Planning, Building & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: Friday, March 11, 2016 - Napa Valley Register

BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, Ca. 94559
Invoice # CDP 06013