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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING AND NOTICE OF INTENT TO ADOPT AN ADDENDUM

On Wednesday morning, the 19th day of April at 9:00 am, 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.

THE CAVES AT SODA CANYON USE PERMIT MODIFICATION #P16-00106 AND REQUEST FOR AN EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS

CEQA STATUS: Consideration and possible adoption of an Addendum to the previously adopted 2006 Subsequent Mitigated Negative Declaration prepared for the Napa Custom Crush/Waugh Winery. Pursuant to CEQA Guidelines Section 15164 an addendum to an adopted mitigated negative declaration may be prepared if only minor technical changes or additions are necessary or if none of the conditions contained in Section 15162 calling for preparation of a subsequent negative declaration have occurred. This project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Major Modification (P16-00106) to an existing 30,000 gallon winery (P05-00391) to allow the following: 1) an increase in annual production from 30,000 to 60,000 gallons; 2) an approximately 2,400 sq. ft. cover over an existing outdoor paved area; 3) use of an existing private patio terrace (no construction) for daily tastings, marketing activities, and on-site consumption; 4) removal of internal cave wall to open access from fourth portal to patio terrace (wall installed under B15-01427 according to action by the Planning Commission); 5) conversion of approximately 400 sq. ft. of approved cave area to a kitchen (for the storage of refrigerated food and plating of food prepared off site by caterers); 6) change the hours of operation for production activities from the existing 8AM – 6PM to 7AM – 6PM; 7) on-premises consumption of wines produced on site on the patio terrace and outdoor areas in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; 8) installation of a wastewater system and discontinue use of hold and haul; and 9) improvements to the existing road as described in the proposed Exception to the Napa County Road and Street Standards.

The proposed project is located on a 41.35 acre site approximately 2,200 feet west of Soda Canyon Road; approximately 4.0 miles north of the Silverado Trail/Soda Canyon Road intersection. The project is within the Agriculture, Watershed and Open Space General Plan land use designation and within the Agricultural Watershed zoning district. 2275 Soda Canyon Road, APN 039-640-013.

The proposed Addendum and the previously adopted Subsequent Mitigated Negative Declaration are 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 this project and the adequacy of the proposed Addendum are solicited. 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 April 18, 2017.

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: April 7, 2017

DAVID MORRISON
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: April 8, 2017 - Napa Valley Register

**BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, Ca. 94559
Invoice # CDP06100**