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PUBLIC NOTICE

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

On Wednesday morning, the 20th day of June, 2018 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.

STANLEY AND JOAN BOYD- BOYD VINEYARD WINERY – USE PERMIT # P17-00379-UP

CEQA STATUS: Consideration and possible adoption of a Categorical Exemption (Class 3) from CEQA, pursuant to CEQA Guidelines Section 15300.4 and Napa County's Local Procedures for Implementing CEQA Section 504. Appendix B of the Napa County Local Procedures lists the Construction and operation of small wineries as a Class 3: New Construction of Small Structures Categorical Exemptions. This project has been found to meet the requirements listed in that section. This project site is not on any of the lists of hazardous waste sites enumerated under Government code section 65962.5.

REQUEST: Approval of a Use Permit (P17-00379 – UP) to allow new winery as follows: 1) Wine production of up to 30,000 gallons annually; 2) Two full-time and one part-time employees during normal operations and up to six full-time and four part-time employees during harvest; 3) Daily tastings by appointment only for up to 15 persons per day, with an average of 40 persons per week; 4) Ten marketing events for up to 30 guests and one wine auction event for up to 100 guests; 5) Installation of a commercial kitchen to prepare food for marketing events; and 5) On-premises consumption of wine purchased on-site by the glass or bottle on the tasting patio. The project also includes a request for an exception to the Napa County Roads and Streets Standards.

The 21.88-acre parcel on which the winery sits is located on the east side of Big Ranch Road approximately one mile south of its intersection with Oak Knoll Avenue, north of the City of Napa. The parcel is zoned AP (Agricultural Preserve) District; Assessor's Parcel No. 036-190-003.

Copies of all documents which relate to the above described project are available for inspection, 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 Categorical Exemption are solicited. Comments should be directed to Graham Hannaford, Planner II, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1361 or graham.hannaford@countyofnapa.org, and must be received before 4:45 p.m. on June 19, 2018.

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: June 6, 2018

DAVID MORRISON
Director of Planning, Building, & Environmental Services